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Everybody's Home
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Dear Ms Azize

People's Commission into the Housing Crisis

Thank you for your invitation to lodge a submission in relation to the People's Commission into the Housing Crisis led by Everybody's Home.

Homes Tasmania adopts a person-centred approach in developing and delivering its strategies, policies and procedures, and welcomes the opportunity to lodge this submission and participate in a national conversation about Australia's current housing challenges, their impacts and how we can work together to fix them.

I have attached copies of the Tasmanian Housing Strategy 2023-2043 and accompanying four-year Action Plan (2023-27).

Yours sincerely

Eleri Morgan-Thomas
Chief Executive Officer
Homes Tasmania

16 April 2024


Attachments:
Copy:



2023-2043

Delivering more homes
for a growing Tasmania
and ending homelessness



A large, conical structure made of layered bark and wood, bound with horizontal wooden poles, set against a background of tall trees.

We recognise the deep culture and history of this island and acknowledge and pay respect to the Tasmanian Aboriginal people; the past and present custodians of this land.

Traditional huts were used by Tasmanian Aboriginal people to house whole families.
Source – ABC News: Manika Dadson

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Premier's foreword



The Tasmanian Liberal Government is committed to building a strong economy and a safe and caring community. Nothing is more important to this plan than ensuring all Tasmanians can find a place to call home and ensuring our children have the same opportunity for home ownership as previous generations.

There is no doubt that our State has enjoyed a period of significant economic growth, with our economy one of the strongest in the nation over the past nine years, our unemployment rate remaining historically low, and people choosing Tasmania as their new home.

We want Tasmania to continue to be the best state in the nation to live, work and raise a family. That is why the Tasmanian Liberal Government is committed to helping all Tasmanians realise the aspiration of home ownership.



Our Government will continue to work with Tasmanians of all ages and look towards our future generations to ensure we have the housing supply we need for Tasmanian's home ownership dreams to be realised.

Governments worldwide and across Australia are grappling with housing challenges, which the ongoing impacts of the global pandemic have exacerbated. In our State, these challenges are no different.

Across the nation, we have seen housing costs increase, low rental vacancy rates and growing housing supply pressures and structural imbalances extend across the market.



The Tasmanian Liberal Government has a long-term plan to address this which is backed by our commitment to deliver 10,000 social and affordable homes by 2032. Its why we established Homes Tasmania as a statutory authority in 2022, a nation-leading model with a dedicated focus on integrated housing and homelessness solutions. The next part of this plan is this comprehensive strategy with clear action plans that considers the full spectrum of Tasmania's future housing needs and is informed by an understanding of what types of homes will be required, where they should be built and how they can be affordable for those who need them.

Our Government's vision is to end homelessness in Tasmania by 2043. This is unapologetically bold. To aim for anything less is to accept that some Tasmanians do not deserve homes. Achieving this vision will not be easy; it will be challenging and will take time, but just like we strive for zero fatalities on our roads, we should strive for zero homelessness in our state.

To get there will take every Tasmanian working together. All levels of government, industry, the community sector and the community as a whole need to work together to better the lives of Tasmanians.

New and innovative approaches will need to be taken; we will need to encourage more infill medium-density housing, explore different home ownership models, and construct social housing in our neighbourhoods. We need to meet current and future demand for housing in our beautiful state with a range of different types of housing that match future Tasmanian housing needs.

This is not just a big dream but a legacy we will leave our children, their children and all future Tasmanians. I look forward to working together with all Tasmanians to achieve this.

Jeremy Rockliff MP
Premier

Minister's foreword



We will end homelessness in Tasmania by delivering a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

This bold vision is necessary due to the significant changes Tasmania has experienced in recent years. An increasing population with changing demographics, societal shifts in the way we work and live, and rising cost of living pressures necessitate long-term thinking to ensure our state maintains its standards of liveability, and so that every resident has an opportunity to live their life to the fullest. This long-term approach is the core purpose of the Tasmanian Housing Strategy, our first whole-of-system plan, and the first of its kind in Australia, to improve housing outcomes for all Tasmanians.

The Strategy provides a blueprint for our vision to end homelessness by considering interventions across the housing spectrum.

Firstly, it focuses on how we can deliver more quality homes, faster, with prioritisation of more medium-density accommodation and infill development to make the most of our existing infrastructure and services, and to enhance engagement and social connectedness. To support this critical increase in housing supply, the Tasmanian Government has committed to a 10-year housing plan to build on existing initiatives and take further action to address affordable housing.





The Strategy identifies how we will support people in need to access and maintain housing, while also seeking to facilitate greater affordability and stability in the private market. And it shines a light on our regions to ensure our housing responses enable local prosperity and continued economic growth to the benefit of the whole state.

Critical to the achievement of our vision is our creation of Homes Tasmania. Established under the *Homes Tasmania Act 2022*, Homes Tasmania is a nation-leading, dedicated housing body which provides the most cohesive and integrated housing and homelessness services in the country.

With its skills-based Board, it will play a key role in implementation, with a broadened remit and ability to partner with the private sector to deliver our social and affordable housing plan and the overall housing supply Tasmanians will need.

Development of this Strategy has been supported by the Housing Reference Group, made up of 18 member organisations from across the housing and homelessness, building and construction and local government sectors. It also incorporates feedback from the community and those who have lived experience of the housing challenges faced by too many Tasmanians.

I thank all who contributed to delivering this Strategy.

The Strategy is accompanied by an Action Plan which runs through to 30 June 2027, charting an implementation path across the next four years. Both the Strategy and Action Plan come at a critical time for Tasmania. We must look to the future with a strong resolve to deliver on the Strategy's vision and objectives, and a commitment to adapt and be innovative in shaping better housing outcomes for all Tasmanians.

Nic Street MP
Minister for Housing and
Construction

Executive summary

This Strategy sets out to end homelessness in Tasmania by delivering a well-functioning housing system that will reduce demand for social housing and crisis accommodation.

This comprehensive approach not only improves the lives of people experiencing or at risk of homelessness, but also strengthens our economy, reduces the burden on public resources, and fosters a more inclusive Tasmania for everyone.

If we do not address the current challenges in Tasmania's housing system, there will be prolonged adverse social and economic outcomes. The economy may be affected as industry will be less able to attract and retain staff because key workers will not be able to afford housing close to where they work. More people will experience housing stress as they are pushed out of the private rental market, creating more demand for housing and homelessness services.

Our vision will be delivered once four key outcomes are seen in Tasmania's housing system:

- Tasmanians live in quality, sustainable and durable homes that meet their needs.
- Tasmanians have access to housing regardless of their circumstances.
- Tasmanians have access to affordable housing options.
- Tasmanians have a greater choice of homes where they want to live.

The Tasmanian Housing Strategy

2023-2043

Our vision

To end homelessness in Tasmania.

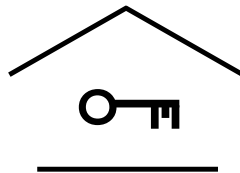
Our mission

To deliver a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

Outcomes for Tasmanians



Tasmanians live in quality, sustainable and durable homes that meet their needs.



Tasmanians have access to housing regardless of their circumstances.



Tasmanians have access to affordable housing options.



Tasmanians have a greater choice of homes where they want to live.

Our priorities

| 1 | 2 | 3 | 4 |
|--|--|--|------------------------------|
| Deliver more quality homes, faster | Support people in need | Improve private market affordability and stability | Enable local prosperity |
| 1.1 Scaling up | 2.1 Housing First | 3.1 Affordability | 4.1 Key workers |
| 1.2 Location, size, and design | 2.2 Housing and homelessness services | 3.2 Stability | 4.2 Localised responses |
| 1.3 Building regulations and planning approvals | 2.3 Elevating assistance | 3.3 Alternative models | 4.3 Place and liveability |

Our enablers

| | | |
|---|----------------------------------|-----------------------------|
| Partnerships Consultation and policy | Funding and finance Community | Policy coordination Data |
|---|----------------------------------|-----------------------------|

Delivered through a series of four-yearly action plans with measurable outputs

Introduction

People should be at the centre of housing policy considerations because housing is the platform for individuals, communities, and the economy to prosper.

The **Tasmanian Housing Strategy (the Strategy)** seeks to end homelessness in Tasmania by providing safe, appropriate and affordable housing for all Tasmanians.

The Strategy builds on existing initiatives and reinforces our commitment to a target of a net increase of 10,000 social and affordable homes by 2032. It will reduce social housing demand by addressing the challenges that have emerged across the entire housing system over the past decade and deliver more viable long-term housing solutions.

Through Homes Tasmania, the Tasmanian Government consulted widely to produce this Strategy. Written submissions were received from 248 individuals and organisations across Tasmania.

The consultation included direct engagement with Tasmanians through roundtable discussions and focus groups, and online community engagement opportunities were also provided*.

Regular meetings with the Minister's Housing Reference Group were key to the consultation, as was direct engagement with Tasmanian Aboriginal people and those with lived experience of housing challenges to understand their distinct housing needs.

Valuable input from business and industry was critical to understanding how housing affordability affects our ability to attract and retain key workers.

The Strategy reflects what we heard and how we propose to shape a better housing system for Tasmanians over the next 20 years.

It outlines how our vision will be delivered through priority actions that address the challenges facing the housing system. These actions will be delivered with the support of a suite of enablers and a planned approach to implementation.

**You can read about what we heard from our supporting information on the [Tasmanian Housing Strategy website](#).*



OUR VISION

To end homelessness in Tasmania

Tasmania is a beautiful state, full of opportunities. We have an enviable lifestyle that is attracting more and more people to live here and who enrich our state and make valuable contributions to our community.

A well-functioning housing system is critical to ensuring this desirability and our strong economic growth continues, and that every Tasmanian can benefit. A housing system where all Tasmanians have a stable home will provide the foundation for everyone to lead fulfilling lives and participate in their community.

When there is limited capacity in the private market for households facing a life experience that affects their housing and support needs, or the cost of housing is prohibitive, it increases demand for social housing and crisis accommodation. Consequently, rough sleeping is indicative of a lack of capacity within the whole system. The full spectrum of the Tasmanian housing system, from rough sleepers to multiple property ownership, is illustrated in Figure 1.

While boosting our supply of social housing is critical to support Tasmanians in need, supply across the housing system is necessary to prevent homelessness.

To ensure that every Tasmanian is housed but can live their best life, we need a viable system-wide response that minimises the need for social and crisis responses and ends the occurrence of homelessness.

In Tasmania, housing is recognised as a fundamental human right enshrined in the *Homes Tasmania Act 2022*. Ending homelessness in Tasmania is not just a moral imperative, it is a strategic investment in the wellbeing of our entire community. By providing every Tasmanian with a safe and stable home, we empower individuals to pursue education and employment, and contribute to the community.

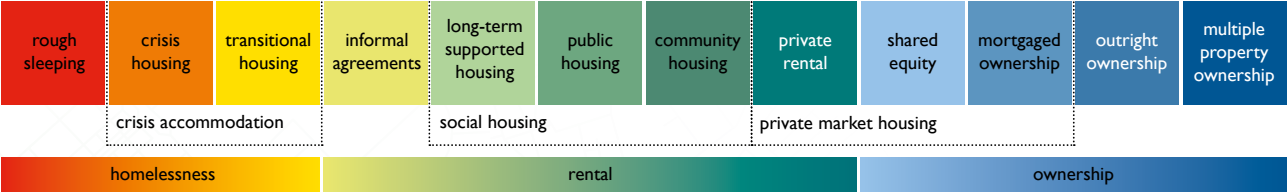


Figure 1 | The housing security spectrum: current Tasmanian housing system
 The housing system illustrating the range of experiences through homelessness, rental and ownership. When the private market has limited capacity, more households need social housing and crisis accommodation. High demand in the private market results in insecure informal agreements and increased levels of all forms of homelessness, including rough sleeping.

What ending homelessness in Tasmania means

Functional zero refers to a state where the number of people experiencing homelessness is so low that it is virtually non-existent and any instances of homelessness are rare, brief, and non-recurring, as articulated in Figure 2.

Achieving functional zero homelessness means that the homelessness service system in Tasmania has the capacity to rapidly identify and assist individuals and families experiencing homelessness, ensuring that they are quickly provided with suitable housing and support services.

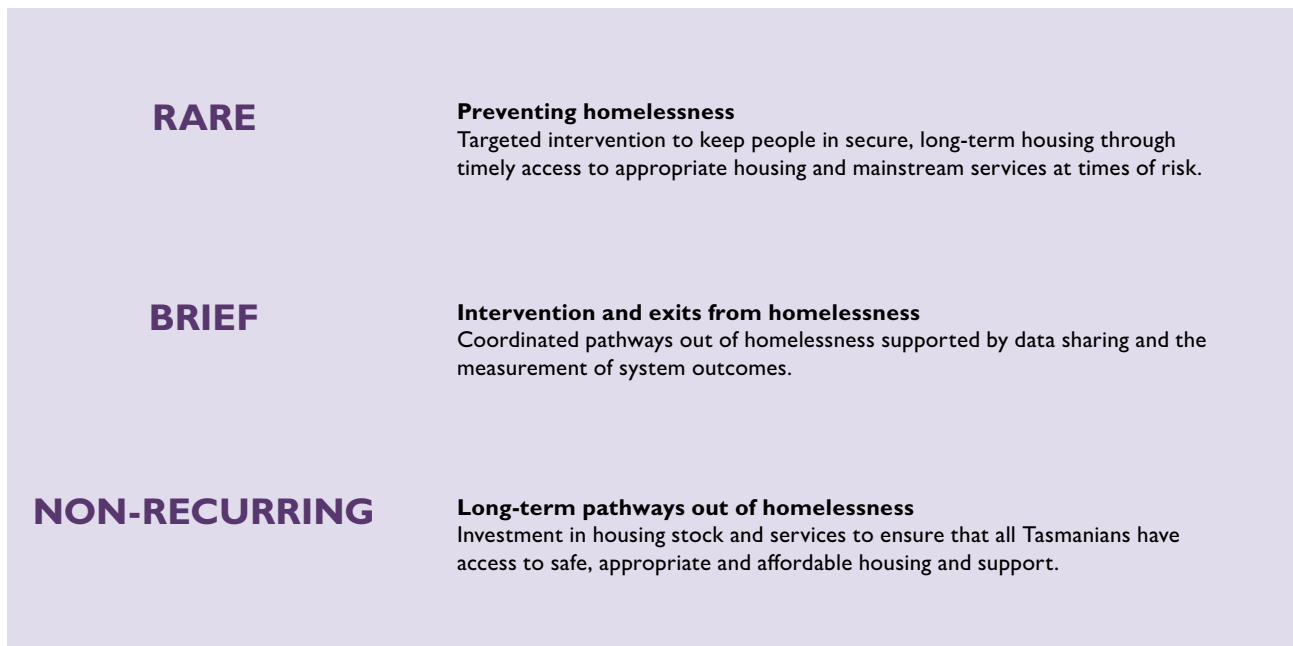


Figure 2 | Rare, brief, and non-recurring: Our approach to homelessness in a well-functioning housing system
An overview of our approach to a well-functioning housing system that ends homelessness. Our aim is to achieve ‘functional zero’ where homelessness is prevented wherever possible, or is otherwise a rare, brief, or non-recurring experience.

Our mission

To deliver a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

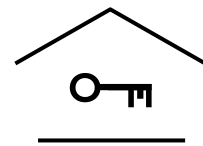
We must prioritise investment in housing supply to mitigate against the impacts of increased demand for social housing, crisis accommodation and homelessness services.

To do so, we will deliver outcomes for Tasmanians across four priorities.



Tasmanians live in quality, sustainable and durable homes that meet their needs.

Priority 1
Deliver more quality homes, faster



Tasmanians have access to housing regardless of their circumstances.

Priority 2
Support people in need



Tasmanians have access to affordable housing options.

Priority 3
Improve private market affordability and stability



Tasmanians have a greater choice of homes where they want to live.

Priority 4
Enable local prosperity



PRIORITY I

Deliver more quality homes, faster

Tasmanians live in quality, sustainable and durable homes that meet their needs.

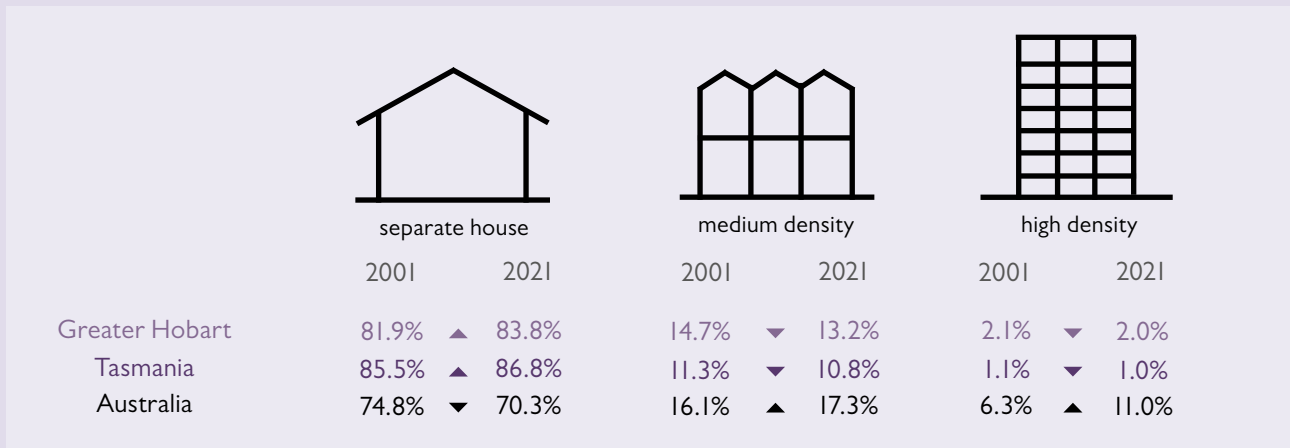


Figure 3 | Twenty-year change in dwelling diversity, 2001-2021

Dwelling composition change indicating that Tasmania has developed with decreased residential density and diversity over the past 20 years, going against the national trend¹. Both greater Hobart and Tasmania are included to illustrate that the trend is present in both urban centres and regional communities.

Challenges

High demand for well-located dwellings suitable to meet the diverse needs of Tasmanians.

Over the past few decades, the housing needs of Tasmanians have changed. Our preferred living arrangements have diversified with increasing demand for single families and single-person households, share houses, and multi-generational living.

As household compositions diversify, so do the requirements for housing.

There is a growing demand for smaller, more accessible dwellings suitable for single occupants or small families, people living with disability who need modified environments and the need for larger homes that can accommodate extended families.

Additionally, our ageing population has highlighted the need for accessible features and proximity to services, transport and social networks.

Over the same period, there has been a decrease in the diversity of the homes being built in Tasmania (Figure 3). Residential construction has become increasingly dominated by detached single dwellings and the prevalence of medium-density housing options has dwindled.

¹ Source: Profile.id.com.au based on Australian Bureau of Statistics data: 'separate house' includes all free-standing dwellings which are structurally separate from others; 'medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus apartments in blocks of one or two storeys, and flats attached to houses; 'high density' includes flats and apartments in three storey and larger blocks.



PRIORITY I

Decreased diversity can be attributed to a combination of factors including historical housing preferences, land availability, higher construction costs for infill and medium-density construction and zoning regulations.

Detached homes are central to the narrative of the great Australian dream. However, they also contribute to reduced affordability, urban sprawl, longer commutes, higher infrastructure costs and demand for services.

Projections indicate that by 2041, an additional 38,000 dwellings will be required to accommodate the projected increase of over 80,000 residents*.

To meet this demand, we must prioritise and support the delivery of more medium-density developments to foster sustainable urban growth, improve accessibility to amenities, and accommodate the diverse needs of Tasmania's changing population.

* You can view dwelling projections data on the [Tasmanian Housing Strategy website](#).

PRIORITY I



Figure 4 | Residential dwelling typologies including the Missing Middle transect

While we want more quality homes to be constructed across the whole spectrum, encouraging more of the typologies highlighted in purple in established areas will facilitate an increase in dwelling diversity at a scale that is in keeping with current community expectations of residential development.

Source: Towards Infill Housing Development report, Department of State Growth, 2019.

Challenges

Increased building and construction demand

Population growth, expanding tourism and mining sectors, and an increase in critical infrastructure projects have intensified demand on the building and construction industry. The ability to meet the increased demand has been affected by supply chain disruptions and materials and labour shortages.

Labour shortage is caused by a range of factors including the availability and affordability of housing and in turn affects the industry's capacity to deliver projects on time, to budget and to specification.

In addition to interest rates and planning timeframes, these challenges strain the building and construction industry's productivity and financial viability, impacting housing affordability.

This also limits the ability to achieve increased 'missing-middle' development of medium housing density (Figure 4).

Addressing these issues demands a multi-pronged approach including investment in the workforce and local material production, and streamlined coordination between stakeholders to ensure the sustainable growth of Tasmania's construction industry.



townhouse

terrace

low rise residential building

medium rise residential building

PRIORITY I

Climate and climate change

Tasmania's unique climate, characterised by cooler temperatures and higher rainfall, presents specific challenges for housing. Homes must be well-insulated and properly ventilated to prevent moisture build-up and mould infestation, which can negatively impact indoor air quality and residents' health.

Tasmania's vulnerability to extreme weather events such as bushfires, floods, and sea-level rise requires homes to be built with durability in mind.

Rising sea levels may threaten coastal properties, necessitating adaptive measures and careful planning for new developments.

Inland areas may face increased bushfire and flood risks, requiring robust building codes and durable dwelling designs.

Sustainable, climate-resilient construction and increased infill developments will help safeguard residents and secure Tasmanian homes against the effects of climate change.

PRIORITY I

Deliver more quality homes, faster

Tasmanians live in quality, sustainable and durable homes that meet their needs.

Our response

Increasing the supply of housing is an important factor in responding to need and reducing housing prices.

Quality homes need to be delivered as efficiently as possible to help put downward pressure on house prices.

I.1 Scaling up

Objective: Delivering more housing supply and upgrading and redeveloping existing stock.

A well-functioning private market ensures adequate supply of appropriate housing at all price points in locations where Tasmanians want to live, reducing the need for reliance on social housing and crisis accommodation.

To rebalance the housing system, substantial private market growth is needed.

Strategic asset management planning of the social housing property portfolio is also critical to achieving more sustainable and contemporary social and affordable housing.

Objective: Releasing more land for residential development that is supported by best practice land use to mitigate climate change.

Local government has a critical role to play in the provision of well-located residential land and encouraging private investment in social and affordable housing.

This can be facilitated through strong partnerships with the Tasmanian Government that consider existing infrastructure and service capacity, clear articulation of housing demand at a local level and evidence-based planning decisions.



Objective: Supporting targeted programs in the building sector that create opportunities to address labour, skills and training shortages.

Our building and construction industry continues to adapt and identify new ways of working. Supporting the scaling up of operations creates an opportunity to provide Tasmanians with varied, stable, and secure employment options while increasing the capacity of the Tasmanian building and construction industry.

The Tasmanian Government's record investment into housing provides certainty for the building and construction industry with a pipeline of works.

There is a role for government and industry to support and encourage medium-density housing developments to create training and employment opportunities and to scale up diverse construction methods, such as prefabrication and modular homes. The success of scaling up is also reliant on community support of development, including social and affordable housing.

PRIORITY I

I.2 Location, size, and design

Objective: Supporting the coordinated, strategic delivery of housing across Tasmania, including medium-density living in our cities, community centres and along public transport corridors.

City Deal and regional land use strategies have objectives to guide future residential development to occur within existing urban areas. Specifically, the location of increased residential development within public transport corridors aims to reduce reliance on private transport to support healthy, safe and connected communities.

Developments that avoid the use of agricultural land provides an opportunity to introduce innovative planning and community building models that create resilient, liveable, and sustainable neighbourhoods. Where land is prioritised for housing development, a transparent and consistent infrastructure charging regime can provide clarity and certainty, and address 'first-mover' disincentives.

All housing, regardless of its tenure type, should be well located, well designed and fit-for-purpose. Alongside increasing the density and quality of all homes within infill areas, the prevalence of social housing in traditional housing estate areas must also be reduced.

Objective: Fostering a culture of high-quality, energy-efficient and fit-for-purpose housing across the whole housing spectrum through design standards, government leadership and industry support.

The Tasmanian population has the highest percentage of residents with specific mobility, mental health and neurological needs whose lives and means of participation could be improved through well-designed homes.²

As well as new homes, we will continue to support our social housing providers in Tasmania to reprofile, repair, upgrade and redevelop their existing portfolios to improve dwelling quality, increase functionality and amenity, improve energy efficiency, and reduce the cost of living.

Facilitating energy efficiency upgrades to existing housing across the housing spectrum, including rental stock, remains an important initiative. Providing incentives for the regeneration of older housing will allow better use of existing parcels of land in urban areas.

I.3 Building regulations and planning approvals

Objective: Delivering a planning system and regulatory framework that supports the efficient approval of appropriately located medium-density residential development.

Our design and planning settings need to address barriers to residential development that trigger unnecessary discretions in the development application process.

This will allow the delivery of housing of increased quality, efficiency and diversity, while creating resilient communities that resist and respond to extreme climatic events and conditions.

We will commit to quickly finalising and implementing reforms to the Tasmanian Planning Scheme with a key focus on provisions to facilitate medium-density developments.

We will also act on the recommendations of a comprehensive Future of Local Government Review once the review is finalised and publicly released, develop best practice new design guidelines and processes for all housing types and tenures, and work to implement the National Construction Code requirements.

² Australian Bureau of Statistics (2018) data shows that 26.8 per cent of Tasmanians live with a disability, which has increased by 1 percentage point since 2015, and is well above the Australian average of 17.7 per cent, which has decreased by 0.6 percentage points since 2015.



PRIORITY I

PRIORITY 2

Support people in need

Tasmanians have access to housing regardless of their circumstances.

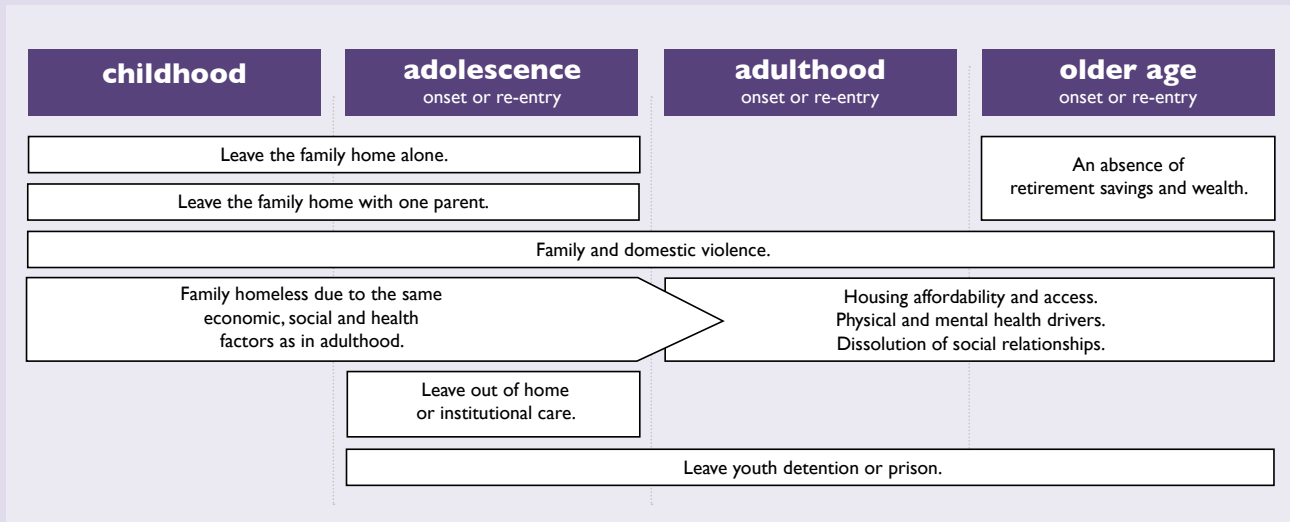


Figure 5 | Causes of homelessness over the life course

Source – Based on a diagram from ‘Homelessness in Western Australia: A review of the research and statistical evidence’ by the Centre for Social Impact at the University of Western Australia on behalf of the Department of Communities, Western Australia, 2018.

Challenges

Increasing rates of homelessness

On Census night 2021, there were 2,350 people in Tasmania experiencing homelessness, compared with 1,622 in 2016³. This includes those living in severely overcrowded houses, boarding houses or crisis or transitional accommodation.

To best help people in need, assistance should be focused on preventing people from becoming homeless or re-entering homelessness at different points in their life (see Figure 5) and intervening early for people experiencing homelessness.

Growing inequality and high support needs

Tasmania is experiencing growing inequality as a result of cost-of-living pressures. As private rental housing costs increase, a significant number of Tasmanians do not have adequate resources and opportunities to access market housing.

³ Australian Housing and Urban Research Institute (2023). *What the 2021 Census data told us about Homelessness*.



Women experienced a 50 per cent increase in rates of homelessness between 2016 and 2021, representing the majority of clients of specialist homelessness services, and the majority of applicants on the Housing Register⁴.

During 2020 and 2021, there were 1,467 children and young people aged between 15 and 24 who presented alone to specialist homelessness services largely due to family violence⁵.

Other groups over represented on the Housing Register include Tasmanian Aboriginal people (13.9 per cent) who represent 5.4 per cent of the total population, and individuals living with a disability (38 per cent), who constitute 26.8 per cent of Tasmania's population. In addition to dwellings that can accommodate mobility and other accessibility needs, some households may require additional space for carers or allowances for service animals.

Further, with projections indicating that 27.5 per cent of Tasmania's population will be over 65 by 2065⁶, this ageing cohort is likely to increase the demand for housing assistance.

4 Hobart Women's Shelter (2022). *Safe, Quality Homes for Tasmania's Women and Children Facing Homelessness*.

5 Department for Education, Children and Young People (2022). *Under 16 Homelessness: A Policy Framework for Tasmania*.

6 Department of Treasury and Finance (2019). *2019 Population Projections*.

Support people in need

Tasmanians have access to housing regardless of their circumstances.

Our response

Tasmanians are at the centre of every policy objective in this Strategy. A person-centred approach means we will continue to engage with the Tasmanian community to ensure our responses are fit-for-purpose as their housing needs change.

2.1 Housing First

Objective: Addressing primary homelessness with a Housing First approach that directs policy and interventions to make instances of homelessness brief, rare and non-recurring.

Housing First provides housing for people who have experienced long-term or repeated homelessness which is not conditional on addressing their social, health and wellbeing issues. It builds on the legislative principle that housing is a fundamental human right.

For people experiencing primary homelessness, which is defined using the Census category as living in 'improvised homes, tents and sleeping out', the provision of support is one of the critical levers in improving opportunities to maintain housing. People who have the capacity to manage the challenges they experience with healthy coping skills and support networks have better life outcomes, including housing outcomes.

People who have experienced trauma and who have complex needs require tailored support to access housing. This support can help them keep a home in which they can live a good life.

To deliver a Housing First approach, Tasmania needs an adequate supply of social housing, and a viable workforce to provide wraparound and specialist supports.



PRIORITY 2

PRIORITY 2



2.2 Housing and homelessness services

Objective: Continuing to improve access to, and the availability and quality of, housing and homelessness services for Tasmanians seeking housing support.

We will improve how Tasmanians access housing support to make it easier and more effective. We want people's interaction with housing support services to be a helpful and positive experience to facilitate the best outcomes.

The community sector will be encouraged to implement strategies that attract and retain a skilled housing and homelessness workforce.



2.3 Elevating assistance

Objective: Prioritising delivery of, and access to, housing for Tasmanians who need support.

Ensuring Tasmanians who require additional support can access and maintain housing is fundamental to having people at the centre of our housing considerations.

Our housing services will respond to the needs of different groups of Tasmanians including:

- people experiencing or at risk of homelessness
- children and young people (particularly those exiting residential/out of home care and youth justice)
- women
- older Tasmanians
- people living with a disability
- Aboriginal Tasmanians
- culturally and linguistically diverse people
- people leaving prison
- veterans, and
- LGBTIQ+ people.

The provision of crisis accommodation can be critical to help people during an experience of homelessness so they are not forced to stay in or return to an unsafe environment.

Programs that provide crisis accommodation or rapid rehousing will be continued, with a focus on larger homes for vulnerable families and those escaping family violence.

PRIORITY 3

Improve private market affordability and stability

Tasmanians have access to affordable housing options.



Figure 6 | Private rentals versus applications for social housing June 2017 to June 2023.

The relationship between median rental prices and social housing demand.

Source: Real Estate Institute of Tasmania quarterly data and Homes Tasmania housing dashboard data.

Challenges

Increased renting population and increased cost of living.

Tasmania's housing market has changed over recent years. It is more expensive to buy, many renters are experiencing housing stress and it is harder to find a suitable home to rent due to the growth in our population. This has led to decreasing private rental vacancy rates, which have begun to ease in mid-2023.

These market conditions have increased demand for social housing, crisis accommodation and homelessness services. Increasingly, young people are facing a lifetime of renting given their diminishing prospects of home ownership due to rising property costs coupled with high rental costs.

As there is a strong correlation between the median price of private rentals and the increase in the Housing Register (see Figure 6), building more social and affordable housing is part of the solution to addressing current challenges but is not the only answer.



The demand for social housing will ease with the support of the private sector. This could be encouraged through greater investment in, and delivery of, quality housing, including affordable homes, long-term private rentals and medium-density, infill developments that maximise existing social infrastructure.

Most young Tasmanians, recent arrivals and an increasing number of families are renters. Renting should be promoted alongside home ownership as a fundamental and equally valid housing choice.

The needs of, and protections for, long-term and life-long renters will be prioritised focusing on affordability, stability, and security within the rental market and modernisation of the *Residential Tenancy Act 1997*.

PRIORITY 3

Improve private market affordability and stability

Tasmanians have access to affordable housing options.

Our response

This priority encompasses policy objectives that the Tasmanian Government can implement to increase private market affordability and stability for Tasmanian households.

3.1 Affordability

Objective: Continuing to help Tasmanians in rental stress and encouraging existing and prospective property owners to increase the supply of affordable and secure rentals.

An increase in affordable rentals across Tasmania is needed, as are better supports for Tasmanians in rental stress.

Policy that supports private sector investment, development and management of properties will assist to increase supply and housing diversity.

We will continue to work with property owners to bring new dwellings into the rental market and also work with the private sector to identify barriers to developments.

Government policy levers, such as taxes and subsidies, promote housing affordability. A sustainable vacancy rate of around 3 per cent in the private rental market will help to stabilise rents and ultimately reduce pressure on household budgets.

Objective: Continuing to increase affordable home ownership opportunities for Tasmanians, and regularly monitoring their effectiveness.

Tasmanians have a proud history of home ownership. The Tasmanian Government will continue to create initiatives to make the cost of owning a home more affordable.



PRIORITY 3

PRIORITY 3



3.2 Stability

Objective: Reviewing legislation and systems in the rental market to strengthen renters' rights and seek improvements for social housing tenants.

A well-functioning private rental system is one where owners receive appropriate rent and tenants have an opportunity to remain for a longer period without the fear of sudden eviction or significant increases to their weekly rent.

We will review the *Residential Tenancy Act 1997* to strengthening the rights of renters, as well as seeking improvements for social housing tenants. It is important to ensure Tasmania's housing market strikes a balance between prosperity and shared opportunity for everyone living in Tasmania, regardless of tenure.

The growing trend of lifelong renting presents an impetus and opportunity to reshape our rental sector. To attract and retain young and new Tasmanians, renters should have comparative experiences to homeowners.



3.3 Alternative models

Objective: Alternative housing models can provide affordable housing and meet the diverse needs of tenants.

Alongside social housing, private market rentals and home ownership lies a range of alternative housing models that reflect the changing needs and aspirations of the population.

One such model is the build-to-rent (BTR) sector. While BTR currently represents a small fraction of the total value of the Australian residential housing sector, it is expected to grow over the coming decades and is encouraging different types of investment models to deliver rental housing at scale. In doing so, BTR can offer more tenant-friendly housing that may not be available for residents of properties owned and rented out by small-scale property investors.

It presents an opportunity to increase the supply of affordable rentals that are appropriate to the scale and demand profile of Tasmania's housing needs.

There is also interest in housing cooperatives, mixed-use developments, tiny house communities and adaptive reuse projects that repurpose existing structures for housing. We will explore ways to bring more of these innovative housing models to the Tasmanian housing market.

PRIORITY 4

Enable local prosperity

Tasmanians have a greater choice of homes where they want to live.

Challenges

Housing a fluctuating regional workforce

Key workers are employees who provide a service that is essential to a city or town's functioning. These roles require people being physically present at a work site rather than being able to work from home.

Housing in regional and rural Tasmania must respond to demographic and industry changes related to key workers. For example, the expansion of mining and renewable energy projects attracts a transient workforce seeking temporary housing.

Balancing economic growth with local needs

The flourishing tourism and hospitality industries, while boosting the economy, can strain housing availability. As short-stay accommodation proliferates, the housing options for permanent residents and workers seeking employment in the area reduce.

A critical challenge lies in the shortage of housing for key workers like health professionals, an issue that significantly affects the delivery of healthcare services across the State. The struggle to secure suitable housing for these essential workers affects the availability of health services to Tasmanians.





PRIORITY 4

Enable local prosperity

Tasmanians have a greater choice of homes where they want to live.

Our response

Housing is a fundamental component of Tasmania's economic growth aspirations. Critical to these aspirations is the health of our rural, regional, and remote communities, and the viability of local businesses.

4.1 Key workers

Objective: Collaborating with local governments and the private sector to deliver housing options for key workers.

A suitably located workforce is essential to a growing economy and local prosperity.

Encouraging major investors to develop proposals for affordable housing for key workers can be achieved when the Tasmanian and local governments and industry work together.

Increasing supply across the housing market supports social and economic growth for Tasmanians, helping to attract a skilled workforce that benefits the whole community.

4.2 Localised responses

Objective: Collaborating with local governments on housing programs specifically tailored to the needs of communities, including regional Tasmania.

Tasmania has distinct regions with their own demographic, business and industry profile. Developing strategic plans for each region with a specific lens on their unique housing needs has the potential to attract new investment, expand business and drive Tasmania's economy.

Good quality and affordable accommodation for workers is particularly needed in regional and remote areas, where there can also be a lack of skilled builders and essential utilities, and the cost of transporting building materials can be prohibitive.

The provision of diverse and affordable housing, rezoning and joined up planning and policy prioritisation in our rural and regional communities will support these social and economic endeavours.



PRIORITY 4

4.3 Place and liveability

Objective: Collaborating with local governments to balance the impacts and opportunities of short-stay accommodation, and any other sector, on housing supply, liveability, productivity, and economic prosperity for Tasmanians.

Tasmania is a beautiful state with highly desirable towns and cities, and we want to ensure it remains so for locals and visitors alike.

The short-stay accommodation sector plays an important role in Tasmania's economy in both urban and regional communities.

We recognise the importance of ongoing monitoring and exploring options to balance its effect on the housing system.

Our enablers

To deliver on our mission, we have identified six key housing enablers through which governments, the community sector and the private sector will facilitate the achievement of our 20-year vision for ending homelessness. Their use across all priority areas will assist all stakeholders to play their part in realising the outcomes identified in the Strategy. Each enabler is outlined in the Strategy, with specific actions to be outlined in action plans.

Partnerships

Partnerships between governments and the community and private sectors are a key component of achieving a well-functioning housing system.

- We will continue to work with the Australian Government on the delivery of national housing initiatives and advocacy for housing-related taxation settings.
- We will work with local governments to identify local housing needs and support the alignment of responses by housing and homelessness services.
- Community housing providers and private sector developers, builders and service providers are crucial creators of sustainable, affordable, and inclusive housing options that meet the diverse needs of individuals and communities.

Throughout the life of the Strategy, new and existing partnerships will be supported to continue to innovate and deliver improved housing outcomes for Tasmanians.

Funding and finance

With the right funding mechanisms, we can make significant progress towards meeting Tasmania's housing needs. Adequate financial support allows for the acquisition and repurposing of assets, and construction of housing projects, ensuring that they are accessible to those in need.

- The Tasmanian Government's creation of Homes Tasmania as a statutory housing authority assists us to meet our ambitious housing plan. It will allow us to adopt new and innovative lending and financial models which can attract investment, promote public-private partnerships, and bolster the financial capacity to create more affordable housing opportunities.
- We will also periodically review the effectiveness of existing and new subsidies and finance provided to private market investors with the aim to make stock affordable in perpetuity.



Policy coordination

Housing is recognised as a social determinant of health and economic development, and that improving housing outcomes means better health, wellbeing, liveability, and participation in society⁷.

- Considering housing when developing policies can help to deliver tangible, place-based outcomes and can improve the way we plan for known housing impacts and how we consider some of the unintended consequences that can affect the housing system.
- Understanding how decisions made across governments directly and indirectly affect housing is critical. This allows us to improve housing policy by identifying links to related outcomes across governments and the broader community.

7 World Health Organisation (2023)



Consultation and policy design

Consulting and designing in collaboration with stakeholders and people with lived experience plays a crucial role in delivering improved housing outcomes.

Engaging directly with individuals who have experienced housing challenges brings valuable insights and first-hand knowledge to the decision-making process.

By empowering those with lived experience to actively participate in shaping housing policies, solutions become more responsive, inclusive, and effective. Their input helps identify the most pressing needs and informs targeted, trauma-informed interventions to address homelessness and housing affordability.

Involving all relevant stakeholders in the design and implementation of housing initiatives increases the chances of success and sustainability.

These collaborative efforts lead to more effective, equitable, and inclusive housing solutions that address the specific needs of individuals and communities.

Community

The community plays a substantial role in the shift towards the housing system that we need.

- Opposition from neighbours can prevent, reduce or greatly delay the delivery of certain types of housing development, such as affordable and social housing and medium-density developments. Approaches such as education campaigns and early community engagement foster transparency, understanding and encourage community support and ownership for new housing projects.
- Tasmanians building or renovating homes directly shape the quality, diversity, durability and distribution of housing types. Through education, design guides, building regulations and targeted initiatives we will support improved housing outcomes that benefit the broader community and current and future occupants.

Data

Data serves as a powerful enabler of positive housing outcomes. It provides essential insights that drive informed decision-making and effective policy formulation.

- When stakeholders such as government agencies, housing providers, and community organisations share data it allows us to effectively and coherently plan housing assistance.
- Sharing relevant data on housing demand, supply, affordability, and demographics allows a more accurate understanding of local housing needs. This extends to the private sector where consistent information on projected housing demand, including type and location, provides certainty and enables long-term strategic planning to meet housing targets.
- Data presented in formats suitable for different audiences enables the development of targeted interventions, allocation of resources, and implementation of strategies to address housing challenges effectively.

Measuring success

Governance

Progress and implementation will be overseen by a robust governance structure.

Progress towards achieving our vision to end homelessness in Tasmania will be closely overseen by two established bodies.

The Department of Premier and Cabinet will have responsibility for overseeing the implementation of Tasmanian Government agency actions and how these contribute to the long-term vision of ending homelessness.

The Homes Tasmania Board will have responsibility for the implementation of actions where Homes Tasmania is the lead agency. It will also establish advisory committees in accordance with the *Homes Tasmania Act 2022* to provide advice on system-level changes.

Monitoring

The Strategy will be supported through the development of an outcomes framework.

Work is currently underway with the University of Tasmania in partnership with the Tasmanian Government (through the Department of State Growth and the Department of Premier and Cabinet) and Homes Tasmania to develop a population outcomes framework. This framework will include a suite of key indicators which will enable ongoing monitoring of the progress on achieving the strategy's vision and outcomes.

Roles and responsibilities across the housing system

Our vision will be achieved through collective effort.

The three tiers of government (Australian Government, Tasmanian Government, and local governments) have joint responsibilities in addressing housing and homelessness.

Private and key community stakeholders, including community housing providers, developers, property owners, the housing and homelessness sector, the building and construction industry, and advocates, all have a role to play in the delivery and support of housing actions.

These roles and responsibilities of stakeholders and governments are summarised on the next page. Initiatives to be undertaken by the Tasmanian Government will be outlined in the action plans with stakeholder and other governments actions to be detailed in documents to be developed by their respective organisations in consultation with the Tasmanian Government.

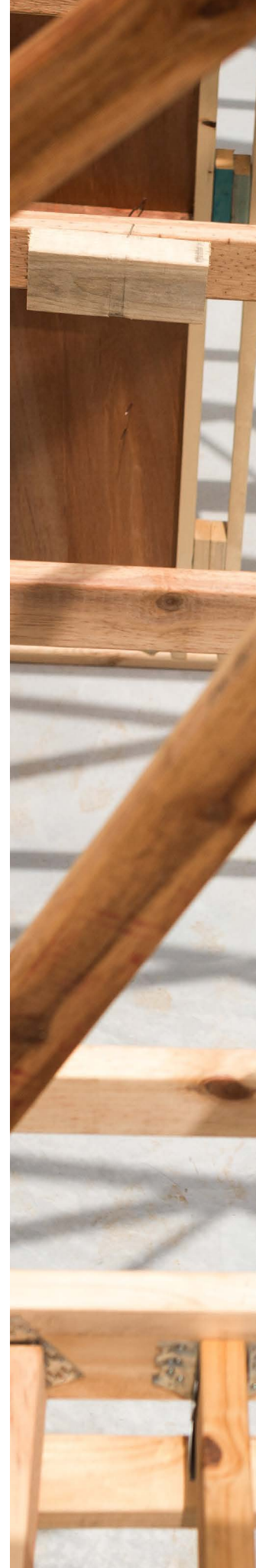
| Agency/partner | Role and responsibility |
|--|---|
| Tasmanian Government | <ul style="list-style-type: none"> • Determines state-based housing policy. • Regulates tenancy management, community housing providers, building, planning, and land use. • Administers State taxation, including stamp duty and land tax, housing assistance measures, and duty concession for first home owners and pensioners downsizing. |
| Homes Tasmania | <ul style="list-style-type: none"> • Provides funding to facilitate new social and affordable housing supply and the provision of housing and homelessness services. • Delivers, manages and oversees social housing. |
| Australian Government | <ul style="list-style-type: none"> • Provides funding via the Housing Australia Future Fund and National Housing and Homelessness Agreement to facilitate new housing supply and the provision of housing and homelessness services. • Regulates income support, Commonwealth Rent Assistance and Federal taxation. • Provides aged care programs, including residential aged care. • Manages Housing Australia. • Administers the National Disability Insurance Scheme. • Undertakes housing-related data collection and publication in partnership with other entities. |
| Local government | <ul style="list-style-type: none"> • Leads local strategic planning, and statutory planning, development, building approval and land release processes. • Responsible for local infrastructure, amenities and services. • Collects rates and other charges. |
| Community sector | <ul style="list-style-type: none"> • Delivers upgraded and new social and affordable housing supply. • Manages community housing. • Provides specialist housing and homelessness accommodation and support. • Provides a range of services and support that enables Tasmanians to attain and retain housing. |
| Building and construction industry | <ul style="list-style-type: none"> • Delivers building upgrades, redevelopment and new housing supply, both into the private market and to increase social and affordable housing stock. |
| Private landlords, agents and property owners/ developers | <ul style="list-style-type: none"> • Provides investment properties for rental accommodation. • Invests in development of new supply. • Releases land and residential subdivisions. |
| Advocates | <ul style="list-style-type: none"> • Advocates on behalf of those in need of housing and homelessness services. |

Acknowledgement

The Tasmanian Government, Homes Tasmania Board and the Minister's Housing Reference Group (listed) have worked in partnership to develop this Strategy and will continue to work together to end homelessness and support the delivery of safe, appropriate and affordable housing for all Tasmanians.

- Anglicare
- CatholicCare Tasmania
- Centacare Evolve Housing
- Colony 47
- Community Housing Limited
- Hobart City Mission
- Housing Choices Tasmania
- Housing Industry Association
- Launceston City Mission
- Local Government Association of Tasmania
- Master Builders Tasmania
- Mission Australia Housing
- Property Council of Australia
- Real Estate Institute of Tasmania
- Salvation Army
- Shelter Tasmania
- St Vincent de Paul
- TasCOSS

We also acknowledge the valuable input received at consultation points over the past two years from many other organisations and individuals who are outlined on the [Tasmanian Housing Strategy website](#).





ACKNOWLEDGEMENT

Related strategies

The Tasmanian Government is already taking action in many of the areas outlined in this Strategy. Information on the Government's approach in these areas can be found in the following documents:

- 30-Year Greater Hobart Plan
- Child and Youth Wellbeing Strategy
- Community Services Industry Plan 2021-2031
- Cultural and Creative Industries Recovery Strategy: 2020 and Beyond
- Greater Launceston Plan
- Jobs Tasmania's Strategic Plan 2021-2024
- Our Healthcare Future: Advancing Tasmania's Health
- Rethink 2020: A State Plan for Mental Health in Tasmania
- Strong Families, Safe Kids Implementation Plan 2021-2023
- Survivors at the Centre: Tasmania's Family and Sexual Violence Action Plan 2022-2027
- Tasmania's Active Ageing Plan
- Tasmania's Multicultural Action Plan 2019-2022
- Tasmanian Advanced Manufacturing Action Plan 2024
- Tasmanian Building and Construction Industry – Workforce Action Plan 2021
- Tasmanian Closing the Gap Implementation Plan 2021-2023
- Tasmanian Defence Industry Strategy 2023
- Tasmanian Food Security Strategy 2021-2023
- Tasmanian Renewable Energy Action Plan 2020
- Tasmanian Small Business Growth Strategy
- Tasmanian Trade Strategy 2019-2025
- Tasmanian Women's Strategy 2022-2027
- Transport Access Strategy

Further coordinated strategies are also being developed in the following areas:

- Population Policy
- Sure Start Framework
- Sustainable Development Strategy
- T30 Recovery Plan for Tasmania's Visitor Economy
- Tasmanian Antarctic Gateway Strategy
- Tasmanian Strategic Infrastructure Framework
- Tasmanian Waste and Resource Recovery Strategy
- Tasmanian Youth Jobs Strategy
- Tourism and Hospitality Workforce Action Plan



RELATED STRATEGIES

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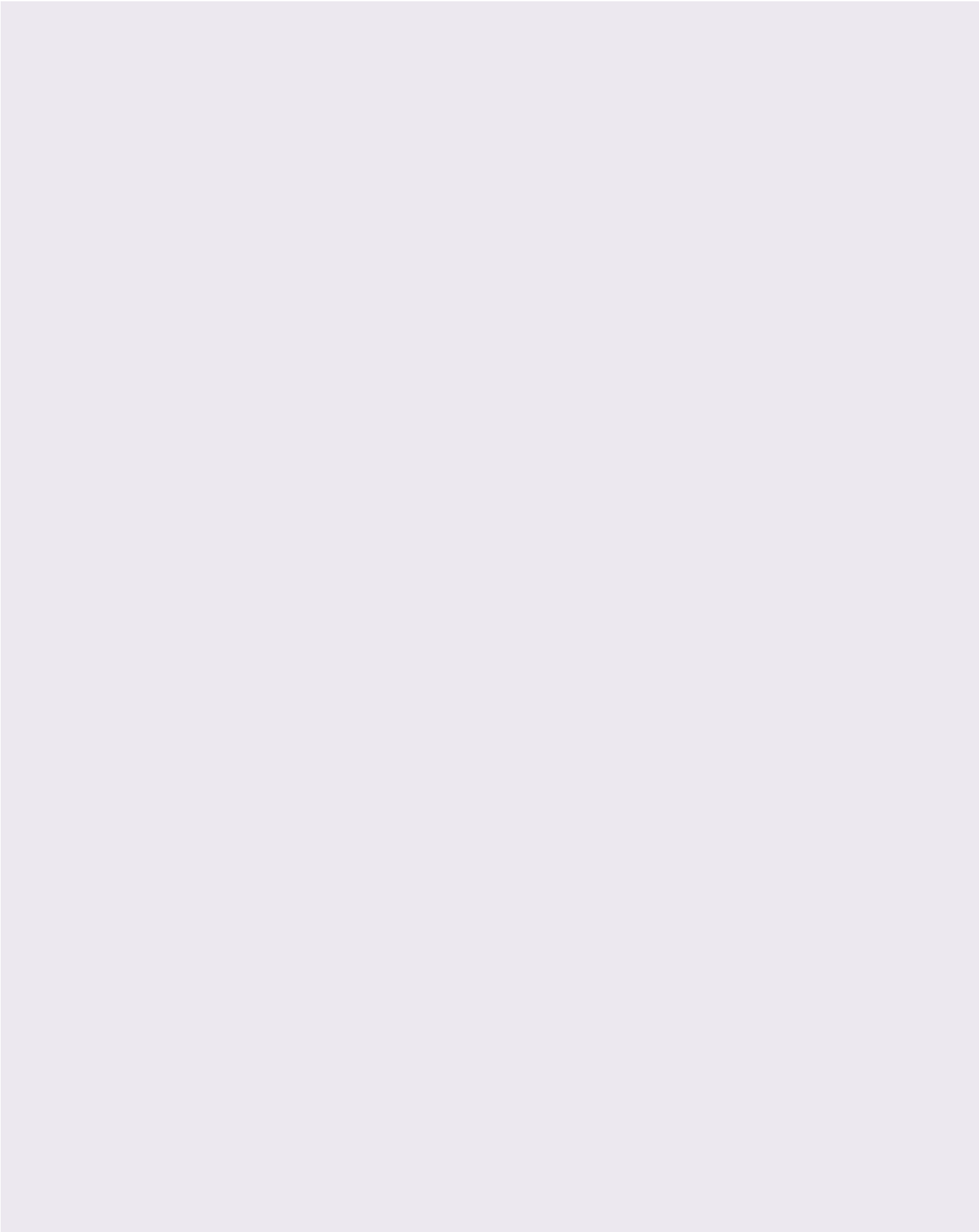
GLOSSARY

| | |
|----------------------------------|---|
| Adaptable (housing) | Housing designed to cater for people of all ages and abilities, for example a home that is wheelchair accessible. The adaptability of housing is measured by the capacity of buildings to accommodate substantial change in terms of flexibility, convertibility and expandability. |
| Affordability | See <i>housing affordability</i> . |
| Affordable housing | Housing for purchase and rental, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households. This is generally understood to mean housing that costs no more than 30 per cent of a household's gross income. |
| Affordable rental housing | Properties that are made available at rents that are below market rates and are affordable for low- to moderate-income households. Typically this means rents are set at or below 80 per cent of market rates and not more than 30 per cent of a household's gross income. This includes key worker housing and social housing. |
| Affordable home ownership | Affordable home ownership is generally understood to mean that the costs associated with purchasing and owning a home do not exceed 30 per cent of a household's gross income. Generally the purchase price is set at a discount to the prevailing market price. |
| Affordable land | Affordable land refers to land for purchase that is affordable to low-income households, meaning that the purchasing and repayment costs are low enough that the household is not in housing stress. |
| Build-to-Rent (BTR) | A housing development model that involves the construction of purpose-built rental properties with the intention of offering them to long-term tenants rather than selling individual units to owner-occupiers. BTR developments are typically owned and managed by a single entity or organisation, such as a property developer, real estate investment trust, or institutional investor. BTR is also used to deliver key worker housing. |
| Community housing | Housing owned or managed by non-government organisations for people on low- to moderate-incomes. Community housing rent is typically set below market rate. Residents in community housing are eligible for their rent to be subsidised by Commonwealth Rent Assistance. |
| Crisis accommodation | Shelters and transitional housing for people experiencing homelessness or domestic violence. |
| Durability | Refers to the long-term sustainability and resilience of a dwelling in terms of both its physical construction materials and its ability to function as a safe, comfortable, and suitable living environment. Achieving durability in housing is essential for ensuring the well-being and safety of its occupants and for minimising the need for costly repairs and replacements in the future. |

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| First mover | In the property sector the first mover refers to the first developer to introduce residential development into a greenfield site, brownfield site or to substantially increase the residential density of an existing residential area. While they may see better capital gains in a yet-to-peak area, they may incur higher upfront costs in establishing or upgrading supporting infrastructure. |
| Fit-for-purpose housing | Housing that is tailored to the specific needs and expectations of its occupants while considering factors such as safety, comfort, functionality, affordability, and accessibility. Fit-for-purpose housing meets the diverse and evolving needs of its occupants, allowing, for example, for ageing in place. |
| Functional zero | Refers to a state where the number of people experiencing homelessness is so low that it is virtually non-existent and any instances of homelessness are rare, brief, and non-recurring. Achieving functional zero homelessness means that the homeless service system in Tasmania has the capacity to rapidly identify and assist individuals and families experiencing homelessness, ensuring that they are quickly provided with suitable housing and support services. |
| Homelessness | The Australian Bureau of Statistics defines homelessness as when a person does not have suitable accommodation alternatives. They are considered homeless if their current living arrangement: <ul style="list-style-type: none"> • is in a dwelling that is inadequate; • has no tenure, or if their initial tenure is short and not extendable; or • does not allow them to have control of, and access to, space for social relations' (ABS, 2012). |
| Homes Tasmania | The statutory authority established in 2022 under the <i>Homes Tasmania Act 2022</i> and responsible for delivering improved housing services and increasing the supply of social and affordable homes by delivering the Tasmanian Government's 10-year housing package. |
| Housing affordability | Housing affordability refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes. The concept of housing affordability is different to the concept of 'affordable housing', see <i>affordable housing</i> . Households in the bottom 40 per cent of the income distribution who pay more than 30 per cent of their gross income on rent or mortgage repayments are classified as in 'housing stress' – see <i>housing stress</i> . |
| Housing diversity | Refers to the range of housing types in a development or neighbourhood. A diverse neighbourhood has various dwelling types and sizes – usually achieved by offering a wider range of lot sizes and promoting a variety of building forms. |

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| Housing First | The Housing First model is a strategic response to homelessness that prioritises permanent and stable housing as the first priority for people experiencing homelessness. The guiding principle of Housing First is that safe and secure housing should be quickly provided prior to, and not conditional upon, addressing other health and well-being issues first. |
| Housing stress | Housing stress is defined as the lowest 40 per cent of income earners who pay more than 30 per cent of their gross income on housing costs. This is known as the 30/40 rule and is the benchmark measure of housing affordability in the Strategy. See also <i>housing affordability</i> . |
| Inclusive communities | Inclusive communities are welcoming to diverse groups of people, including, but not limited to, seniors, youth, children, Aboriginal peoples, immigrants and newcomers, persons with disabilities, people experiencing mental health challenges, and low-income populations. |
| Institutional care | A residential care facility (such as an aged-care home) that has the skills and resources that can provide for the specific needs of people, that they may not otherwise be able to obtain in the community. |
| Key worker | An employee who provides a service that is essential to a community's functioning, and the work roles require people being physically present at a work site rather than being able to work from home. |
| Liveability | The degree to which a place is suitable or good for living in, based on measures related to accessing basic social infrastructure, walkability, public transport, public open spaces, housing affordability, and employment. |
| Lived experience | Lived experience refers to expertise gained from having a specific life experience and knowledge that cannot be taught. Lived experience is a depiction of a person's experiences and decisions, as well as the knowledge gained from these experiences and choices. |
| Low income | Receiving income below the median average. |
| Missing middle | Refers to medium-density housing that is on the building spectrum (or "in the middle") between single-family homes and high-density. Examples of the 'missing middle' may include townhouses or buildings that contain multiple apartments. |
| Overcrowding | Overcrowding is defined as a situation in which one or more additional bedrooms would be required to adequately house all household members, given their number, age, sex and relationships. |
| Public housing | Housing provided by the government for people on low incomes, subsidised by government funds. The tenant contribution (rent) is set at a proportion (usually 25-30 per cent) of household income. Also referred to as social housing. See also <i>social housing</i> . |

| | |
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| Quality | Quality in reference to housing encompasses the various characteristics, features, and conditions that make a dwelling suitable, safe, comfortable, and conducive to the well-being of its occupants. This includes structural integrity, thermal comfort, energy-efficiency and safety of the dwelling. |
| Sleeping rough | State of sleeping with no shelter on the street, in a park, in the open, or in a motor vehicle. See also <i>homelessness</i> . |
| Social determinants of health | The social determinants of health are the non-medical factors that influence health outcomes. They are the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life. These forces and systems include economic policies and systems, development agendas, social norms, social policies and political systems. (WHO, 2023) |
| Social housing | Social housing is affordable housing provided by the government and community sectors to assist people who are unable to afford or access suitable accommodation in the private rental market. It includes public housing, state owned and managed Indigenous housing and community housing. Rents are set as a proportion of household income. |
| Social infrastructure | The facilities, spaces, services and networks that support the quality of life and wellbeing of our communities, including housing. Social infrastructure is economic infrastructure too as it provides significant direct and indirect economic benefits – both collectively and by each sector – that are essential for future development. |
| Supported accommodation | Housing combined with a support service. This type of housing provides higher-level care, support or supervision for vulnerable people with particular needs. Examples of this include youth or people with episodic or severe mental illness. |
| Tenure | The legal and social arrangements that determine how individuals or households occupy and use a dwelling or piece of land. Tenure arrangements dictate the rights and responsibilities of occupants and owners and may influence the stability and security of housing. Tenure in Australia is primarily through ownership or renting, but there are many subcategories of both. |
| Trauma informed | An approach to care and service delivery that recognises and responds to the impact of trauma on individuals and communities. |
| Well located | Housing that is located in an area that offers convenient access to essential services, amenities, and transport options. This includes employment, public transport, education, medical services, and retail and recreation. |
| YIMBY / YIMBYism | An acronym for the phrase, “Yes In My Back Yard”, which reflects an attitude of support by residents to proposed developments. |





Action Plan 2023-2027



We recognise the deep culture and history of this island and acknowledge and pay respect to the Tasmanian Aboriginal people; the past and present custodians of this land.



Traditional huts were used by Tasmanian Aboriginal people to house whole families.

Source – ABC News: Manika Dadson

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Minister's foreword



The Tasmanian Housing Strategy 2023-2043 sets the vision to end homelessness in Tasmania by delivering a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

How we propose to achieve this vision is outlined in this first four-year Action Plan which runs through to 30 June 2027.

The Action Plan establishes a roadmap for state and local government, the private sector and our not-for-profit partners to deliver the types of housing supply that Tasmania needs to ensure we are meeting the needs of our changing population. It also promotes the creation of thriving communities where people have choice in where they want to live close to employment opportunities and to the services and infrastructure they rely on.



A series of key enablers, that cut across all initiatives in the Action Plan, address common challenges to creating the changes needed in our housing system. These include:

- *improving our partnerships across governments and with the private sector*
- *the way we finance and seek investment in our housing*
- *how we incorporate lived experience and ensure housing related impacts are considered in the development of policy and programs across government*
- *how we consult and engage with the Tasmanian community*
- *the capture, analysis and sharing of our data.*



Four priority areas and a series of accompanying actions are identified to set us on our path to achieve our vision to end homelessness.

Firstly, we will **deliver more quality homes, faster**. This is supported by the Government’s target of a net increase of 10,000 more social and affordable homes by 2032, which builds on existing initiatives and takes further action to increase the supply of affordable homes. Focus is given to the need to increase the density of our housing while prioritising good design and durability to meet the climate and environmental challenges present in Tasmania.

We will also **support people in need** in recognition that some Tasmanians require additional assistance to access and maintain housing. This priority, and our vision to end homelessness, is underpinned by the development of a Housing First model which will establish a pathway to ending primary homelessness in Tasmania.

Importantly, we will **improve affordability and stability in the private market** to ensure affordable housing options are available for all Tasmanians. This highlights the importance of investing in and delivering housing supply ‘upstream’ in the housing system to alleviate pressure and demand ‘downstream’ on social housing, crisis accommodation and homelessness services.

Finally, **enabling local prosperity** ensures we are providing region-specific responses so that local businesses and communities have access to the workers and residents they need to maintain their industries, their economic viability and social connectedness.

The Rockliff Liberal Government is committed to delivering on its vision to end homelessness and to achieve the outcomes identified in the Strategy by improving housing outcomes for all Tasmanians. We are confident the Strategy and this first four-year Action Plan sets us on a path towards these goals and to a thriving Tasmania for everyone.

Nic Street MP
Minister for Housing and Construction

Introduction

The Tasmanian Housing Strategy's Action Plan 2023-27 is the first of five plans that will drive the Tasmanian Government's delivery of its vision to end homelessness in Tasmania.

This Action Plan outlines the initiatives that will be implemented over the next four years. Actions and targets are evidence-based and guided by consultation with industry, peak bodies, community organisations, local government, and the community.

The Tasmanian Housing Strategy (the Strategy) recognises the need to shape a better housing system for Tasmanians over the next 20 years. Our goal to achieve 'functional zero' and end homelessness relies on the prevention of homelessness wherever possible, or interventions that ensure the experience of homelessness is rare, brief and non-recurring.

This is why the primary focus of this Action Plan is to deliver 2,000 social and affordable homes by the end of 2027. Tasmanians need a range of housing options and this goal will be achieved through more crisis accommodation, social housing and affordable housing options.

Achieving this goal will require the scaling up of the building and construction industry. Newly constructed homes will increase housing density and infill residential development to provide more housing options closer to jobs and community infrastructure, including public transport.

The delivery of homes will be supported by the development of a Housing First model, which will place Tasmania on the trajectory towards 'functional zero'.

The Action Plan demonstrates:

- *how we intend on delivering this Government's commitment of a net increase of 10,000 social and affordable homes by 2032, including how these homes will be counted, and*
- *how we will respond to Tasmanians who may require extra support to access safe, stable, and appropriate housing.*

This Action Plan outlines how we will ensure each action is implemented, including how we will monitor progression and evaluate success. Timeframes for actions in this document are defined as follows:

- *Short: To be completed by 31 December 2024.*
- *Medium: To be completed by 30 June 2027 (within the term of this Action Plan).*
- *Medium-long: Work will be initiated by 30 June 2027, but will continue into the second action plan.*

The Tasmanian Housing Strategy

2023-2043

Our vision

To end homelessness in Tasmania.

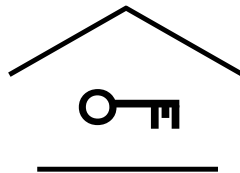
Our mission

To deliver a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

Outcomes for Tasmanians



Tasmanians live in quality, sustainable and durable homes that meet their needs.



Tasmanians have access to housing regardless of their circumstances.



Tasmanians have access to affordable housing options.



Tasmanians have a greater choice of homes where they want to live.

Our priorities

| 1 | 2 | 3 | 4 |
|--|--|--|------------------------------|
| Deliver more quality homes, faster | Support people in need | Improve private market affordability and stability | Enable local prosperity |
| 1.1 Scaling up | 2.1 Housing First | 3.1 Affordability | 4.1 Key workers |
| 1.2 Location, size, and design | 2.2 Housing and homelessness services | 3.2 Stability | 4.2 Localised responses |
| 1.3 Building regulations and planning approvals | 2.3 Elevating assistance | 3.3 Alternative models | 4.3 Place and liveability |

Our enablers

| | | |
|---|----------------------------------|-----------------------------|
| Partnerships Consultation and policy | Funding and finance Community | Policy coordination Data |
|---|----------------------------------|-----------------------------|

Delivered through a series of four-yearly action plans with measurable outputs

Priority 1

Deliver more quality homes, faster


The Tasmanian Government’s top housing priority is to deliver more quality homes, faster. This is critical to achieving our goal of ending homelessness in Tasmania by increasing the supply of suitable, affordable housing as quickly as possible. To do this, we will scale up building and construction in Tasmania while using the planning system and building regulations to increase the durability, diversity and density of Tasmania’s housing stock. We will work in partnership across the Tasmanian and local governments, and with partners in the private, community and not-for-profit sectors to increase the share of infill development in Tasmania’s urban areas. We will also collaborate with the Australian Government and the building and construction industry to expand its capacity and encourage future housing that is well located and designed, and meets Tasmanians’ needs.

I.1 Scaling up

Objective: Delivering more housing supply and upgrading and redeveloping existing stock.

I.1.1
Deliver on the Tasmanian Government’s commitment of 2,000 social housing homes by 2027.

➔ 2,000 additional social housing homes delivered by 30 June 2027.

 Medium

 **Homes Tasmania**

I.1.2
Deliver agreed social housing commitments through the Australian Government’s Social Housing Accelerator fund.


➔ Delivery of Social Housing Accelerator fund dwelling commitments in addition to the Tasmanian Government’s housing plan.

 Medium-long

 **Homes Tasmania**

I.1.3
Develop a framework to guide ‘meanwhile use’ of existing buildings and assets as interim accommodation options.


➔ A meanwhile use framework developed and approved by 31 December 2024.

 Short

 **Homes Tasmania**

I.1.4
Develop a plan for the future of the Homes Tasmania specialist disability accommodation portfolio for people with extreme functional impairment or very high needs.


➔ Delivery of plan by 30 June 2024.

 Short

 **Homes Tasmania**

I.1.5
Deliver an asset management plan to redevelop and reprofile ageing assets in the Homes Tasmania portfolio.

➔ Delivery of an asset management plan by 30 June 2025.

 Medium

 **Homes Tasmania**



Objective: Releasing more land for residential development that is supported by best practice land use to mitigate climate change.

1.1.6
Release 800 residential lots across the state through Homes Tasmania's land release program.

- ➔ Release land.
- 📅 Medium-long
- 👥 **Homes Tasmania**

1.1.7
Develop options for the efficient release of private land for residential development.

- ➔ Delivery of options to Government by 31 December 2024.
- 📅 Short
- 👥 **State Growth**

Objective: Supporting targeted programs in the building sector that create opportunities to address labour, skills and training shortages.

1.1.8
Deliver education, training and employment opportunities for the building and construction industry through stronger partnerships and by working with the Australian Government to progress national vocational education and training reform.

- ➔ Increase in education, training and employment opportunities in the building and construction sector and implementation of the National Skills Agreement.
- 📅 Medium
- 👥 **State Growth**

PRIORITY I

Delivering our commitment for more homes

In responding to the Tasmanian Government's 10-year plan, we will deliver a net increase of 10,000 social and affordable homes across the housing system, including homelessness accommodation, supported accommodation, social housing, affordable private rentals, release of affordable land parcels, and affordable home ownership assistance.

Crisis accommodation

Temporary accommodation that includes:

- Safe Spaces for rough sleepers
- shelters
- transitional accommodation head leased to shelters or Housing Connect support providers
- transitional accommodation for exiting prisoners.

Social housing

Housing for people eligible for the Housing Register that includes:

- public housing
- community housing
- Aboriginal housing
- Youth2Independence supported accommodation for 16-24 year olds
- supported accommodation facilities (long term).

It also includes supported accommodation for vulnerable cohorts who do not use the Housing Register but would otherwise be eligible for social housing, which includes:

- specialist disability accommodation
- mental health recovery accommodation
- homes head leased to the Department for Education, Children and Young People for children in statutory care
- residential aged care for Tasmanians experiencing homelessness.



Figure 1 – The types of housing and accommodation that will count towards the delivery of 10,000 homes.

Affordable housing

Assistance into the private market at or below market value includes:

- homes head leased from the private market for eligible people on the Housing Register through programs such as private rental incentives and family violence rapid rehousing
- models to increase the supply of rentals through programs such as build-to-rent or ancillary dwellings
- models to increase access to and supply of home ownership such as the MyHome shared equity program
- land release where there is a condition of sale that a dwelling is to be built (private rental or home ownership) within two years.

Out of scope

Other forms of assistance that are supported by the Tasmanian Government but are not counted towards the committed targets include:

- emergency brokerage assistance into hotels, motels, and caravan parks
- private rental assistance that helps with bonds and arrears payments to find and keep private rentals at market prices.

Delivering our commitment for more homes

The commitment to deliver a net increase of 10,000 homes began on 1 October 2020 and will include all housing options from that date until 30 June 2032.

The Report on Government Services (ROGS) is the nationally recognised report on the number of social housing dwellings and is the preferred mechanism for reporting on our achievement of this commitment. An additional reporting framework will be developed for our achievement of other housing options not captured by ROGS, including crisis accommodation and affordable housing.

Baselines to measure the net increase of housing options are shown:

- **crisis accommodation** – a baseline of 380 dwellings, as measured for September 2020 from unpublished data in Homes Tasmania’s Housing Management System, which includes an estimated 100 crisis dwellings reported in June 2020 by ROGS
- **social housing** – a baseline of 13,712 dwellings, as measured for June 2020 by the published ROGS, which has been reduced to remove an estimated 100 crisis dwellings¹
- **affordable housing** – a baseline of 1,309 instances of assistance (including dwellings, lots, or leases), as measured for September 2020 in the Tasmanian Government’s Quarterly Housing Report including published data for home ownership, land release, private rental incentives, and rapid rehousing.

¹ ROGS formerly reported crisis and social housing dwellings together (in June 2020) but now reports these numbers separately. The baselines have been corrected to separate crisis dwellings from social housing dwellings.

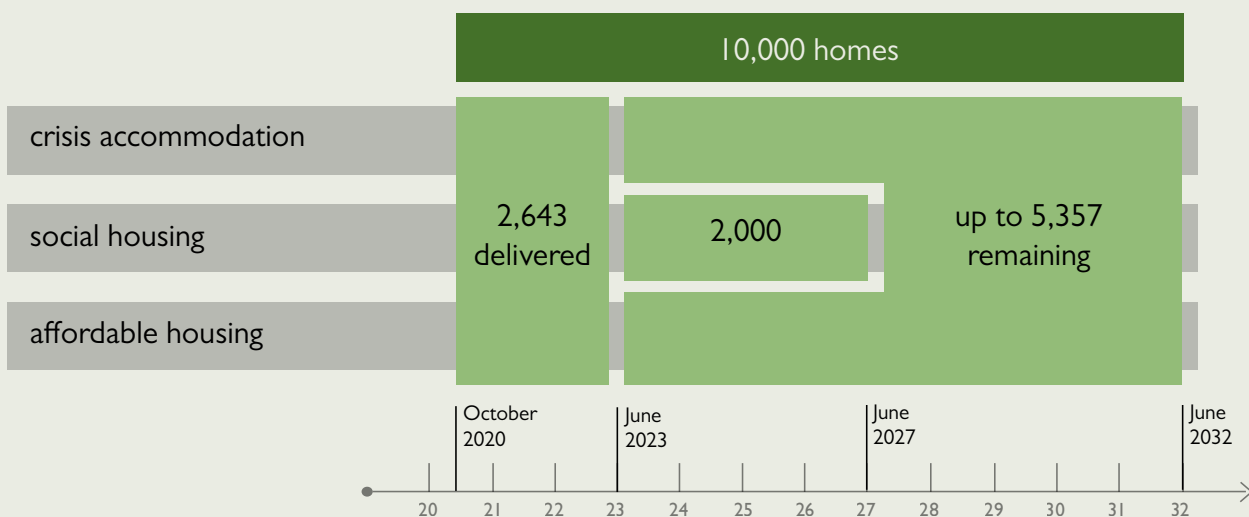


Figure 2 – 10,000 homes by type and delivery timeframe

Between 1 October 2020 and 30 June 2023, a total of 2,643 social and affordable homes have been delivered towards our target of a net increase of 10,000 homes by 2032 (Figure 2). Note: we have reported on social housing targets but have not been reporting on affordable housing delivered in the same time period.

By 30 June 2027, of the 7,357 remaining homes, we will deliver a mix of 2,000 social housing homes and more affordable homes and crisis accommodation.

Housing Register demand

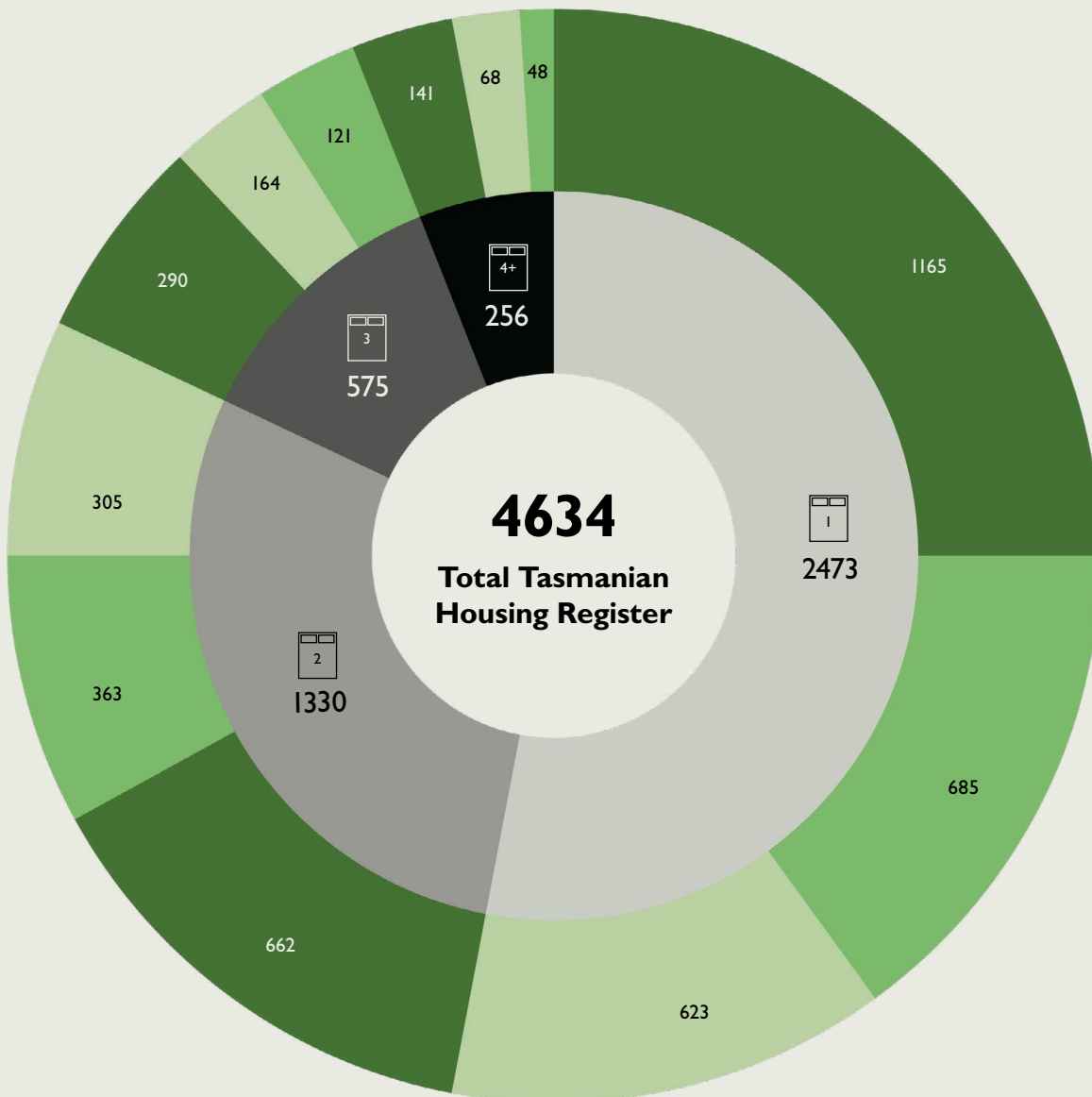


Figure 3 – A breakdown of the Housing Register by bedroom composition and regional distribution. Dark green represents the South, medium green represents the North West and light green represents the North.

As at September 2023, the number of applicants on the Housing Register was 4,634, with 2,473 applicants entitled to a one-bedroom home, 1,330 entitled to a two-bedroom home, 575 entitled to three bedrooms and 256 eligible for four or more bedrooms (Figure 3).

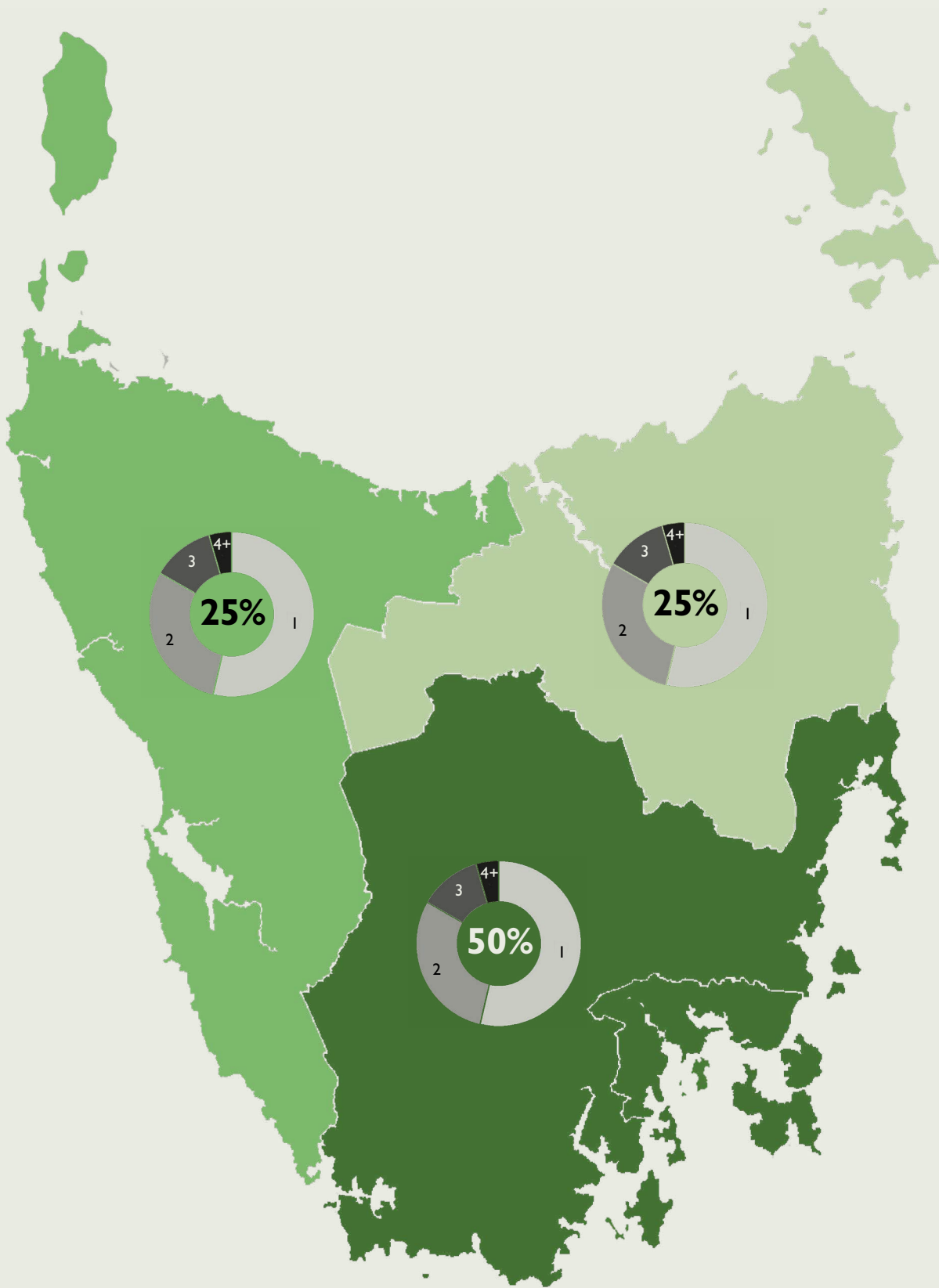


Figure 4 – A breakdown of the Housing Register by region and bedroom composition.

The Tasmanian Housing Register breakdown of approximately 25 per cent in both the North and North-West and 50 per cent in the South (Figure 4). Decisions about the composition of new homes within each region will be based on development opportunities and portfolio management in response to under- or over-occupancy of existing stock.

Priority I

Deliver more quality homes, faster

I.2 Location, size and design

Objective: Supporting the coordinated, strategic delivery of housing across Tasmania, including medium-density living in our cities, community centres and along public transport corridors.

1.2.1
Audit Tasmanian Government and local government owned and leased land and assets every four years and develop a plan to use these assets for housing.

→ Completion of first audit by 30 June 2025.

📅 Medium

👥 **Homes Tasmania**

1.2.3
Develop local structure/ strategic plans that support increased housing density, the provision of social infrastructure and infill development in identified growth areas including main transit corridors.

→ Delivery of structure/ strategic plans to support increased housing density.

📅 Med-long

👥 **DPAC (State Planning Office)**

1.2.2
Guide the development of diverse housing types by:

- improving the residential use and developments standards in the Tasmanian Planning Scheme, including incorporating an apartment code and
- developing statewide design guidelines for medium-density residential development.

→ Delivery of apartment code and medium-density design guidelines.

📅 Short

👥 **DPAC (State Planning Office) and State Growth**



Objective: Fostering a culture of high-quality, energy-efficient and fit-for-purpose housing across the whole housing spectrum through design standards, government leadership and industry support.

1.2.4
Engage with the Strategic Architectural and Urban Design Advisor to inform urban renewal and area master planning across the Homes Tasmania portfolio.

→ Terms of engagement confirmed by 30 June 2024.

Short

Homes Tasmania

1.2.5
Review and expand Homes Tasmania’s ‘Design Policy for Social Housing’ to ensure universal design principles are used in the delivery of all of new social housing projects.

→ Implement the new policy by 31 December 2024.

Short

Homes Tasmania

1.2.6
Improve the energy efficiency of Tasmanian homes and provide assistance to further reduce household energy costs with the Energy Saver Loans Program and the No Interest Loans Scheme (NILS).

→ Loans provided.

Short

State Growth (Renewables, Climate and Future Industries Tasmania) and DPAC

1.2.7
Develop a policy to drive the improved sustainability of the design, construction and occupation of the Homes Tasmania portfolio, including the renovation and maintenance of existing homes.

→ Delivery of ‘environmental sustainability’ policy by 30 June 2025.

Medium

Homes Tasmania

PRIORITY I

Priority I

Deliver more quality homes, faster

I.3 Building regulations and planning approvals

Objective: Delivering a planning system and regulatory framework that supports the efficient approval of appropriately located medium-density residential development.

1.3.1
Develop options to address restrictive covenants on land titles that prevent delivery of social and affordable housing in new developments.

- ➔ Delivery of potential options to Government.
-  Medium
-  **Natural Resources and Environment (Land Titles Office)**

1.3.3
From October 2024, ensure all new builds in Tasmania adhere to liveable design provisions in the National Construction Code

- ➔ All new builds from October 2024 meet liveable design provisions in NCC.
-  Medium-long
-  **Department of Justice (CBOS)**

1.3.2
Deliver improvements to the planning system to ensure housing supply is more responsive to demand and climate, and to optimise housing quality including through:

- reforms in conjunction with the Social Housing Accelerator fund
- review of the State Planning Provisions in the Tasmanian Planning Scheme
- phase two of the planning reforms, including delivery of the Tasmanian Planning Policies, and Regional Land Use Strategies reviews.

- ➔ Improvements to the planning system delivered by 31 December 2024.
-  Short
-  **DPAC (State Planning Office)**



PRIORITY 1

Priority 2

Support people in need


Our 20-year Strategy aims to support Tasmanians most in need of assistance. In the first four years, we are focused on elevating assistance to Aboriginal Tasmanians, women and children, young people and households experiencing family violence. We will also develop a Housing First approach to address primary homelessness.

2.1 Housing First

Objective: Addressing primary homelessness with a Housing First approach that directs policy and interventions to make instances of homelessness brief, rare and non-recurring.

2.1.1
Develop a Housing First approach to addressing primary homelessness in Tasmania.

➔ Develop the approach and implementation plan by 31 December 2024.

 Short


 **Homes Tasmania**

2.2 Housing and homelessness services

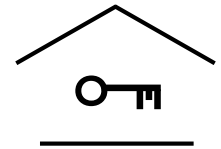
Objective: Continuing to improve access to, and the availability and quality of, housing and homelessness services for Tasmanians seeking housing support.

2.2.1
Deliver improvements to Housing Connect services to improve access to information and supports for Tasmanians seeking housing assistance.

➔ Housing Connect 2.0 implemented by 30 June 2024.

 Short

 **Homes Tasmania**



2.3 Elevating assistance

Objective: Prioritising delivery of, and access to, housing for Tasmanians who need support.

2.3.1

Support and enable the Closing the Gap (CTG) peak to lead a state-wide Tasmanian Aboriginal housing review and the development of a creative, holistic, and culturally responsive state-wide Tasmanian Aboriginal housing policy and action plan in line with the State Government's commitment to the National CTG Agreement and the Tasmanian CTG Implementation Plan.



→ Delivery of Tasmanian Aboriginal housing policy and action plan by 31 December 2025.

 Medium
 **DPAC**

2.3.2

Develop housing support plans for key client groups (eg young people transitioning from out of home care, people completing custodial sentences) by working with relevant Tasmanian Government agencies.



→ Develop housing support plans.

 Medium
 **Homes Tasmania**

2.3.3

Continue to assist Tasmanians escaping family violence and people exiting prison through tailored housing policy and programs, including Rapid Rehousing.

→ Prioritise Housing Register applicants who are escaping family violence.

 Medium
 **Homes Tasmania**

Responding to Tasmanians who need support

The Tasmanian Government recognises that some people across our State require additional assistance to access and maintain housing. This section identifies some groups of Tasmanians who face the highest risk of either homelessness or poor housing outcomes.

Tasmanians experiencing or at risk of homelessness

Homelessness has increased in Tasmania. On Census night 2021, there were 2,350 people in Tasmania experiencing homelessness, compared with 1,622 in 2016². This includes those living in severely overcrowded houses, boarding houses, or crisis or transitional accommodation.

Certain groups of Tasmanians are statistically more likely to become homeless than the general population. These include veterans³, as raised at the Royal Commission into Defence and Veteran Suicide⁴, Tasmanians leaving custodial settings⁵, people from culturally and linguistically diverse backgrounds⁶, and LGBTIQ+ young people⁷. The Tasmanian Government is committed to working with key stakeholders to meet the housing needs of these groups.

The needs of Tasmanians experiencing homelessness will be addressed by:

- delivering a **Housing First** model to address primary homelessness in Tasmania
- delivering an additional **2,000 social homes by 2027**, which will reduce overall wait times on the Housing Register and provide stable, long-term accommodation for more Tasmanians who are either experiencing or at risk of homelessness
- including crisis and transitional accommodation in the provisions of a new **'meanwhile use' framework** so buildings that sit idle awaiting future development can be used for interim accommodation.

2 Australian Bureau of Statistics. (2023). *Estimating Homelessness: Census*. Retrieved from <https://www.abs.gov.au/>

3 It is estimated that 5.3 per cent of recently transitioned veterans become homeless within 12 months. Source: Australian Housing and Urban Research Institute (AHURI), *Homelessness amongst Australian veterans: summary of project findings* www.ahuri.edu.au.

4 Australian Government, *Royal Commission into Defence and Veteran Suicide* (2022), Retrieved from <https://defenceveteransuicide.royalcommission.gov.au/>

5 Whitfield, M. (2023, June 25). *Inquiry hears housing crisis and service shortfalls resulting in failures to rehabilitate Tasmanian prisoners*. ABC News. <https://www.abc.net.au/>

6 Please refer to the consultation outcomes on the [Tasmanian Housing](#)

7 Pride Foundation Australia, *Submission No 53 to Australian Parliamentary Standing Committee on Social Policy and Legal Affairs, Inquiry into homelessness in Australia*, 12 June 2020







Children and young people

In 2021, the biggest increases in the proportion of people experiencing homelessness in Tasmania were children under the age of 12 and young people between the ages of 12 and 18. Young people between the ages of 16-24 also represent the second largest age group on the Housing Register.

In addition, the 2023 Commission of Inquiry into the Government's responses to child sexual abuse in institutional settings highlighted significant vulnerabilities for children and young people in out of home care.

These considerations will form part of our housing response to ensure the safety of Tasmania's children and young people.

The housing needs of children and young people in Tasmania will be addressed by:

- developing housing models that **address the specific needs of young Tasmanians** with a focus on young people exiting out of home care and institutional settings in partnership with the Department for Education, Children and Young People
- supporting young people to remain living safely with their families by continuing to provide eligible social housing tenants with **backyard units**
- providing **pathways for young people** interested in education and training in the building and construction industry through TAFE and collaborating with the Australian Government on vocational education and training reform
- exploring **new accommodation models**, such as build-to-rent, for emerging adults to ensure they have access to secure tenure.

Women

Based on the 2021 Census, women in Tasmania, including young women, make up 44.1 per cent of people experiencing homelessness and represent 60 per cent of all clients accessing Specialist Homelessness Services.

The housing needs of women in Tasmania will be addressed by:

- delivering an additional **2,000 social homes by 2027**, including more 3+ bedroom houses to ensure more suitable housing choices for women with children who are on the Housing Register
- targeting supply and support initiatives to assist women and children escaping **family violence**
- expanding and renewing **crisis and transitional accommodation**, including replacing temporary accommodation at the Hobart Women's Shelter and delivering more crisis and transitional accommodation places for women, to provide immediate shelter
- delivering a **Housing First** approach, which will provide pathways to stable, permanent housing for women experiencing primary homelessness.

Older Tasmanians

A higher proportion of the Tasmanian population is aged over 65 compared with other states. Older people can be particularly vulnerable to homelessness.

The housing needs of older Tasmanians will be addressed by:

- delivering an additional **2,000 social homes by 2027**, with a focus on more two-bedroom dwellings that enable older Tasmanians to age in place
- meeting the **liveable design provisions** in the National Construction Code from 1 October 2024 so that all new builds are accessible and adaptable and meet the varied needs of people as they age.

Tasmanians living with disability

According to the Australian Bureau of Statistics, approximately 26.8 per cent of Tasmanians are living with disability, a significantly higher proportion than the national average of 17.7 per cent⁸. As at 30 April 2023, Tasmanians with a disability make up 38 per cent of all applicants on the Housing Register.

The housing needs of Tasmanians living with disability will be addressed by:

- delivering an additional **2,000 social homes by 2027**, including more accessible homes that meet gold liveability standards for people living with disability
- building all new social housing dwellings in line with Homes Tasmania's **Design Policy for Social Housing**, ensuring they will meet Liveable Housing Design Guidelines and universal design principles, so they can be easily modified to meet the needs of Tasmanians with a disability
- **developing a plan for the future of specialist disability accommodation** in the Homes Tasmania portfolio for people with extreme functional impairment and very high needs.
- Adhering to the **liveable design provisions** in the National Construction Code which mandates that all new builds from 1 October 2024 must meet liveable design provisions, meaning they are accessible and adaptable for people with a disability.

8 Australian Bureau of Statistics. 2019. *Disability, Ageing and Carers, Australia: Summary of Findings*. Retrieved from <https://www.abs.gov.au/>







Aboriginal Tasmanians

Access to culturally appropriate, safe, and affordable housing is vital to support the health and wellbeing of Aboriginal Tasmanians. As at the end of September 2023, 15 per cent of applicants on the Housing Register (674) identified as either Aboriginal or Torres Strait Islander, while comprising 5.4 per cent of total population of Tasmania.

The *Tasmanian Closing the Gap Implementation Plan* outlines a significant focus on greater partnerships between the Tasmanian Aboriginal people and all levels of government to overcome the entrenched inequality faced by Aboriginal and Torres Strait Islander people.

Housing and health outcomes are closely linked. Tasmanian Aboriginal people need appropriate consultative mechanisms to develop and implement culturally respectful and community-led housing solutions.

The housing needs of Aboriginal Tasmanians will be addressed by:

- increasing the number of homes for Aboriginal Tasmanians through a state-wide **Tasmanian Aboriginal housing policy and action plan**
- delivering an additional **2,000 social homes by 2027**, including housing specifically for Aboriginal Tasmanians and more 4+ bedroom houses to ensure more suitable housing choices for families who are on the Housing Register.

Priority 3

Improve private market affordability and sustainability


Shaping a better housing system for Tasmania will require new investment models and opportunities that encourage the delivery of affordable homes in the private market. In addition to initiatives to support the delivery of affordable private rentals and home ownership, we will review rental legislation and systems and support the development of innovative housing models that will provide Tasmanians with stable, safe and affordable housing.

3.1 Affordability

Objective: Continuing to help Tasmanians in rental stress and encouraging existing and prospective property owners to increase the supply of affordable and secure rentals.

3.1.1
Provide Tasmanian households access to affordable private rentals, through programs such as Private Rental Incentives and Rapid Rehousing.

➔ Assist Housing Register applicants into affordable private rentals.


 Medium

 **Homes Tasmania**

Objective: Continuing to increase affordable home ownership opportunities for Tasmanians.

3.1.2
Provide Tasmanian households access to home ownership through the MyHome shared equity program.


➔ Assist Tasmanian households with access to homeownership through the MyHome shared equity program.


 Short

 **Homes Tasmania**

3.1.3
Continue to assist first home buyers achieve home ownership through appropriate grants and concessions.

➔ Delivery of grants and concessions.

 Medium

 **Treasury and Finance**




3.2 Stability

Objective: Reviewing legislation and systems in the rental market to strengthen renters' rights and seek improvements for social housing tenants.

3.2.1
Strengthen renters' rights and ensure effective use of social housing properties through a review of the Residential Tenancy Act 1997.

➔ Review completed by 30 June 2027.

 Medium

 **Department of Justice**

3.3 Alternative models

Objective: Alternative housing models can provide affordable housing and meet the diverse needs of tenants.

3.3.1
Identify ways in which the Tasmanian Government can encourage the development of sustainable, affordable, and innovative models for long-term rental housing and home ownership (including build-to-rent, co-housing, co-operative housing).

➔ Delivery of options to Government by 31 December 2024.

 Short

 **Homes Tasmania**

Priority 4

Enable local prosperity

Access to appropriate housing is a fundamental component of Tasmania’s economic growth aspirations. To support this, it is critical to increase the supply of affordable housing options for key workers in our rural, regional and remote communities so that local business can prosper. We must also develop nuanced responses that take into consideration the different needs of our regions, and partner across government and with private industries to develop innovative housing solutions to these challenges.

4.1 Key workers

Objective: Collaborating with local governments and the private sector to deliver housing options for key workers.

4.1.1
Implement key worker housing models in collaboration with private industry and the Australian and local governments.


→ Delivery of Tasmania’s share of key worker housing commitments.


 Medium

 **Homes Tasmania**

4.1.2
Identify and predict future housing needs for frontline health workers across Tasmania.

→ Confirmation of projected health worker housing demand by 31 December 2024.

 Short

 **Department of Health**

4.1.3
Explore options to centralise procurement and management of rental accommodation for relevant State Service employees.

→ Delivery of options to Government in consultation with relevant State Service agencies.

 Medium

 **Homes Tasmania**



4.2 Localised responses

Objective: Collaborating with local governments on housing programs specifically tailored to the needs of communities, including regional Tasmania.

4.2.1
Implementation of Strategic Regional Partnerships between state and local government, including consideration of regional housing needs and key worker housing demand.

➔ Delivery of relevant initiatives under Strategic Regional Partnerships.

 Medium-long
 **DPAC**

4.2.2
Support the implementation of housing-related initiatives outlined in the Regional Development Australia (RDA) Strategic Regional Plan.

➔ Delivery of relevant initiatives under the RDA Strategic Regional Plan.



 Medium-long
 **State Growth**

4.3 Place and liveability

Objective: Collaborating with local governments to balance the impacts and opportunities of short-stay accommodation, and any other sector, on housing supply, liveability, productivity, and economic prosperity for Tasmanians.

4.3.1
Continue to monitor and report on the short-stay accommodation industry in Tasmania as per legislative requirements.

➔ Quarterly data made publicly available.

 Ongoing
 **Department of Justice**

Enablers


To deliver on our priorities, we have identified six key housing enablers through which government, the community sector and the private sector can facilitate the achievement of our 20-year vision for ending homelessness in Tasmania.

Their use across all priority areas will play a crucial role in empowering all stakeholders to play their part in realising the outcomes identified in the Strategy. Each of the enablers are outlined in full in the Strategy, with the specific actions that we will undertake over the next four years outlined here.

Partnerships

Strengthen partnerships between the Tasmanian and local governments to deliver improved housing outcomes across Tasmania.


→ Roles and responsibilities in strengthened partnerships agreed on by 30 June 2024.

 Short

 **Homes Tasmania**

Strengthen partnerships across the building and construction industry and address market capacity in the Skills Tasmania MOU.

→ Progression of actions in the Skills Tasmania MOU by identified timeframes.

 Medium

 **State Growth, Homes Tasmania**

Strengthen partnerships with community housing providers and private industry to deliver on the Tasmanian Government's social and affordable housing commitments.

→ New partnership approaches developed and implemented by 31 December 2024.

 Short

 **Homes Tasmania**

Establish advisory committees under the *Homes Tasmania Act 2022* with membership from relevant sectors to inform decision-making by the Homes Tasmania Board.

→ Advisory groups established by 30 June 2024.

 Short

 **Homes Tasmania**

Funding and finance

Develop new financial models and incentivise more private and institutional investment into long-term residential housing.

➔ Financial models developed by 31 December 2024.

Short

Homes Tasmania

Consultation and policy design

Establish a lived experience advisory group to inform the Tasmanian Government’s development of housing policy.

➔ Advisory group established by 30 June 2024.

Short

Homes Tasmania

Policy coordination

Ensure housing is considered in the development of policy and programs across the Tasmanian and local governments.

➔ Government policy and programs align with the priorities of the Tasmanian Housing Strategy.

Ongoing

Homes Tasmania

Community

Engage earlier and more frequently with communities to promote housing developments and the creation of inclusive and vibrant neighbourhoods.

➔ Development of a framework to support community engagement by 31 December 2024.

Short

Homes Tasmania

Data

Develop a data sharing framework to inform needs-based decision-making and policy development.

➔ Delivery of a housing data management framework by 30 June 2025.

Medium

Homes Tasmania

Future opportunities

This Action Plan outlines a range of priorities for implementation by 30 June 2027 and sets the foundation for action as Tasmania charts a path to end homelessness and improve the housing outcomes for all Tasmanians. The Tasmanian Government remains committed to agile policy solutions and responding to challenges at both a State and local level as they arise. This will occur through the analysis of the changing and emerging needs of Tasmanians and the development of responses funded through the annual Tasmanian Budget.

There are several key pieces of policy work underway that are likely to provide opportunities to further improve Tasmania's housing system. The outcomes of this work will be incorporated into the implementation of this Action Plan.

These include:

- An **infrastructure, development, and open space contributions scheme** in Tasmania, which will provide greater certainty and consistency for new residential developments. This is aligned with the Future of Local Government Review nearing completion.
- The best way to ensure the ongoing viability of the housing and homelessness services workforce, including **recruitment and retention strategies** to support sustainable service delivery.
- **Review of current Tasmanian Government grants, subsidies and concessions** that relate to housing assistance and evaluation of whether they are improving the lives of Tasmanians in need.
- **Incentives** that would support developers, investors, and community housing providers to bring high-quality and innovative long-term social and affordable housing options into the market.
- **Monitoring the challenges of cost escalation and financing** for private residential development, particularly those which have obtained development approvals.
- Establishing **pre-approved designs for medium-density developments** that can be made available to community housing providers and the private market.
- **Development assessment panels**, including opportunities to progress medium-density and social and affordable housing developments.



FUTURE OPPORTUNITIES

Measuring success

Governance

Progress and implementation will be overseen by a robust governance structure.

Progress towards achieving our vision to end homelessness in Tasmania by 2043 will be closely overseen by two established bodies.

The Department of Premier and Cabinet will have responsibility for overseeing the implementation of Tasmanian Government agency actions represented in the four-year action plans and how these actions contribute to the long-term vision.

The Homes Tasmania Board will have responsibility for implementation of actions where Homes Tasmania is the lead agency. It will also establish advisory committees in accordance with the *Homes Tasmania Act 2022* to provide advice on system-level changes.

Monitoring and reporting

The Strategy will be supported through the development of an outcomes framework.

Work is currently underway with the University of Tasmania in partnership with the Tasmanian Government (through the Department of State Growth and the Department of Premier and Cabinet) and Homes Tasmania to develop a population outcomes framework. This framework will include a suite of key indicators which will enable ongoing monitoring of the progress on achieving the strategy's vision and outcomes.

In addition, a new Housing Dashboard for Tasmania is under development. This will report on key performance measures for the Strategy and Action Plan. Internal reporting across the whole of government against agency commitments under the Action Plan will be coordinated by Department of Premier and Cabinet.

Formal endorsement of governance approach.

➔ Governance approach formally endorsed.

📅 31 March 2024

👥 **DPAC**

Deliver a new Housing Dashboard to support analysis and transparency of data.

➔ Reporting framework delivered by 30 June 2024.

📅 Ongoing
👥 **DPAC and Homes Tasmania**

Deliver an outcomes framework to support monitoring of the Strategy's vision and outcomes.

➔ Outcomes framework delivered by 31 December 2024.

📅 Short
👥 **DPAC, State Growth and Homes Tasmania**



MEASURING SUCCESS

